

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वगई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/CC/BP-4034/W/5148

दिनांक : 29/10/2009

To  
Mr.Narayan Raut & Others  
Angarkha Wadi, Kiravali  
Naigoan (W), Taluka Vasai  
**DIST : THANE**

**Sub : Commencement Certificate for proposed Residential with Shopline Building on land bearing S.No.5, H.No.B of Village Naigaon, Taluka Vasai Dist Thane.**

- Ref: 1) NOC for N.A. permission issued by this office vide letter No. CIDCO/VVSR/ NAP/BP-4034/W/308, dated 21/03/2006.  
2) NA. Order No.REV/D-1/T-9/NAP/SR-/30/2006,dated 22/05/2006 from the Collector, Thane.  
3) TILR M.R. No.839 dt. 04/07/1989 for measurement.  
4) EE(BP-VV)'s Report dated 22/07/2009.  
5) NOC from Naigaon Grampanchayat vide letter dated 14/02/2006 for construction.  
6) Water Assurance from Vasai Municipal Council vide letter dated 15/04/2006 for potable water supply.  
7) Your Licensed Surveyor's letter dated 28/07/2009.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr.Narayan Raut & Others.

It is conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-4034/W/5148 dated 29/10/2009. The detail of the layout is given below:

- |                            |  |
|----------------------------|--|
| 1) Location                | : S.No.5, H.No.B of Village Naigaon,                     |
| 2) Land use ( predominant) | : Residential with Shopline.                             |
| 3) No. of Buildings        | : 1 No. (ONE)  |
| 4) No. of Floors           | : (Gr+4)   |
| 5) Built Up Area Proposed  | : 2176.53 Sq..m.<br>(Resi. 1971.66 + Comm. 204.87 sq.m.) |
| 6) No. of Flats and Shops  | : 50 Flats + 14 Shops                                    |

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

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दिनांक : २९/10/2009

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The amount of 27,400/- (Rupees Twenty Seven Thousand Four Hundred only) deposited vide challan No.22369 dated 16/10/2009 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

You shall abide by the conditions as mentioned by EE(VV) in Engineering Report .

You shall procure the confirmation of existing road under jurisdiction of PWD within 30 days from the receipt of this commencement certificate.

You shall submit NOC for construction from local Grampanchayat before plinth completion certificate.

Yours faithfully,

Encl.: a/a.

c.c. to:

  
ASSOCIATE PLANNER//ATPO (VV)

- 1) M/s Ajay Wade & Associates,  
A/6, Sai Tower, 1<sup>st</sup> Floor  
Ambadi Road, Vasai (W), Tal. Vasai,  
DIST : THANE
- 2) The Collector,  
Office of the Collector, Thane.
- 3) The Tahasildar  
Office of the Tahasildar, Vasai
- 4) CUC (VV)

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दिनांक : २९/10/2009

## CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Corporation if:-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
  - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
  - a) Give notice to the Corporation immediately after starting the development work in the land under reference.
  - b) Give notice to the Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
  - c) Given written notice to the Corporation regarding completion of the work.
  - d) Obtain an occupancy certificate from the Corporation.
  - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
  - f) Pay to CIDCO the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The

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applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 21/01/2006.

- g) Install a 'Display Board' on the conspicuous place on site indicating:
- Name & address of owner /developers architect and contractor
  - S.NO./CTS No. Ward No. Village Name alongwith description of its boundaries.
  - Order number and date of grant of development permission/redevelopment permission issued by Planning authority.
  - FSI permitted.
  - No. of residential/commercial flats and shops with their areas.
  - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
- The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
  - The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
  - The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
  - A certified copy of the approved plan shall be exhibited on site.
  - The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

Contd.....3.

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8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Special Planning Authority.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be defected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities with the plot as stipulated by the Planning Authority (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 176 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

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17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
  - a) Internal access roads alongwith storm water drains.
  - b) Channalisation of water courses and culverts, if any.
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for collection of solid waste.
  - e) All fire fighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per EE(BP VV)'s report R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.

Contd.....5.

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24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
26. No construction on sub-divided plots shall be allowed unless internal road and gutters are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).

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35. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
36. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
37. Drinking water wells should be well built and well protected.
38. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
39. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
40. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
41. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
42. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
43. For the portion of the compound wall rounded off at the corner at roan junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
44. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
45. 28 Nos. of trees shall be planted on site.
46. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is

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दिनांक : २१/10/2009

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well settled.

47. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
48. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
49. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27<sup>th</sup> Aug. 2003.
50. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
51. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.
52. You may please note that you that you shall be solely responsible for any dispute arising out of encroachment made by you as any excess land in possession over and above legal boundaries under reference

  
ASSOCIATE PLANNER / ATPO (W)