

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**
**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
 FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur  
 Navi Mumbai - 400 614.  
 PHONE : +91-22-6791 8100  
 FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/VWSR/CBP-18/CC/2013/ 56

Date: 23/9/2013.

To,  
 Mr. Nelson S. Rebello & 3 Others,  
 At - Kedar, Nandakhal,  
 Virar (W), Tal - Vasai,  
 District -Thane

**Sub :** Development Permission for proposed Residential with Convenience Shops on land bearing S. No 88, H.No. 4 & 8 of Village-Tivri, Taluka Vasai, Dist.-Thane.

- Ref :**
- 1) NOC for NA issued vide letter no. CIDCO/BP/ATPO(VWSR)/NOC-NA-5/2012/0058 dtd.10/01/2012.
  - 2) NA order No. Rev/K-1/T-9/NAP/Tivri-Vasai/SR-08/2012dtd. 30/05/2012 issued by Collector, Thane.
  - 3) NOC from Group Grampanchayat, Rajawali dated 10/6/2008 regarding access road, water supply and NOC from Construction.
  - 4) TILR M.R.NO. 3851/2011 Dated 30/05/2011.
  - 5) D.P.Road hand over documents register at JT Sub Registrar, Vasai dated 22/08/2012.
  - 6) Engineering Report submitted dtd. 6/11/2012.
  - 7) Architecture letter dtd 05/04/2013.

Sir,

Development Permission for proposed Layout of Residential with Shopline buildings on land bearing S. No 88, H.No. 4 & 8 of Village-Tivri, Taluka Vasai, Dist.-Thane, under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966).

- |                            |  |
|----------------------------|--|
| 1) Location                | : S. No 88, H.No. 4 & 8 Village - Tivri, |
| 2) Land use ( predominant) | : Residential with Shopline Building     |
| 3) No. of Building         | : 1 Nos. of Building                     |
| 4) No. of Flats            | : 94 Nos. Flats                          |
| 5) No. of Shops            | : 10 Nos. Shop                           |
| 6) Built Up Area Proposed  | : 2884.08 Sq.mt.                         |

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue. This Commencement Certificate shall supersede the earlier Commencement Certificate granted on the subject land. The conditions of Commencement Certificate granted vide this office letter No.

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CIDCO/BP/ATPO(BP)/VWSR/CBP12/CC/2013/ 57 dated 29/9/2013 stands applicable to this approval, along with following conditions

The amount of Rs.34515/- (Rupees Thirty Four Thousand Five Hundred Fifteen only) deposited vide challan No 355787 dated 19/09/2013 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.

Total construction area of the project works out to be 3892.30 sq.m which is less than 20000 sq.m. Therefore environment clearances is not required for the project at this stage. However, if the applicant intends to consume remaining FSI, he shall produce necessary environmental and CRZ clearances from appropriate authorities.

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

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

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM, 1.33 CUM, capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully  
  
Addl. Town Planning Officer (VWSR)

Encl.: a/a.  
C.C. to:

- 1) Shri. Abhay Raut  
1104 Gold Crest Business Centre  
L.T.Road Borivali (W), Mumbai - 400 092.
- 2) The Collector,  
Office of the Collector, Thane.
- 3) The Tahasildar  
Office of the Tahasildar, Vasai
- 4) Taluka Inspector of Land Records,  
Opp Tahasildar Office, Vasai(W), Tal-Vasai
- 5) Dy. Commissioner,  
Vasai Virar City Municipal Corporation, Virar.

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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.
  - g) Install a "Display Board" at a conspicuous place on site indicating:-

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- i) Name and address of the owner/ developers, architect and contractor.
  - ii) S.NO./CTS No. Ward No. Village Name alongwith description of its boundaries.
  - iii) Order number and date of grant of development permission/redevelopment permission issued by Planning authority.
  - iv) FSI permitted.
  - v) No. of residential/commercial flats and shops with their areas.
  - vi) Address where copies of detailed approved plans shall be available for inspection.
  - vii) 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.
3. 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.
  4. 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.
  5. 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.
  6. A certified copy of the approved plan shall be exhibited on site.
  7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
  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.

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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 within 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 provided 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.
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.

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- a) Internal access roads along with storm water drains.
  - b) Channelization 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 DCRs 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 start using the buildings, unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
  24. If the owner does not make adequate arrangements for conveyance and disposal of sillage 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.

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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 Development Permission 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 has to make his own arrangement for required quantity of water.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. NOC from local Municipalities/Authorities 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. 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.
39. 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.
40. You will construct the Common Facility Center as proposed and approved in the plan and it will not be used other purpose.

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41. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
42. This development permission enables you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
43. Required number of trees shall be planted on site.
44. No sub-division of approved units for subletting or accommodating other unit shall be allowed.
45. 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.
46. 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.
47. 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.
48. 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 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.
49. You shall submit the Engineering Report and Transportation Report from Engineering Department, and Transportation Department respectively, at the earliest and in any case prior to approaching to this Office for Plinth Completion Certificate.
50. You shall obtain final fire NOC from Chief Fire Officer, VVCMC before applying to this office for first Plinth Completion Certificate.



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51. No Objection/Approval letters from Pollution Control Board and also NOC from such other authorities / bodies, or organizations shall be obtained prior to operation of the plant and you shall comply with their conditions stipulated thereby scrupulously.
52. You shall provide the right of way to the existing village road passing through your survey number and also for future widening of the road.



Addl. Town Planning Officer ( VWSR)