

**COMMENCEMENT CERTIFICATE**

To,

**M/S.S.S.M.DEVELOPERS
SHOP NO.25,GHANSHYAM BHAVAN,
SECTOR-3,GHANSOLI,NAVI MUMBAI.
PIN - 410208**

Sub : Development Permission for Residential [Residential Bldg/Apartment] Building on

Plot No. **123**, Sector 2 at **Taloja 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1) Architect's online application dtd. 18/02/2016, 09/03/2016 & 26/04/2016.

2) Final Transfer Order CIDCO/Estate/12.5% Scheme /Taloja/163/2015/1775,dtd.06/10/2015

3) Delay NOC CIDCO/Estate/12.5% Scheme /Taloja/163/2016/4146,dtd.12/01/2016

4) Maveja NOC CIDCO/Estate/12.5% Sch/Taloja/163/2015/3289,dtd.07/12/2015.

5) Height Clearance No. CIDCO/TPO(NM&K)/2015/1034, dtd. 14/12/2015

6) 50% IDC vide receipt no.15118,dtd.02/05/2016, Amt.75,000/-

Dear Sir / Madam,

Please refer to your application for Development Permission for **Residential [Residential Bldg/Apartment] Building on Plot No. 123, Sector 2 at Taloja 12.5 % Scheme Plot**, Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [Residential Bldg/Apartment] Building on the plot mentioned above.**

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

06/23/16

Reference No. : **CIDCO/BP-15106/TPO(NM & K)/2016/0659**

Date : **23/6/2016**

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.

Thanking you,

Yours faithfully,


23/6/16

ASSOCIATE PLANNER (BP)

C.C. to : ATUL PATEL ARCHITECTS
1209, THE LANMARK, PLOT NO.- 26/A,
SECTOR-7, NR. THREE STAR HOTEL, ,
KHARGHAR



COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.S.S.M.DEVELOPERS , SHOP NO.25,GHANSHYAM BHAVAN,SECTOR-3,GHANSOLI,NAVI MUMBAI.** for Plot No. **123** , Sector 2, Node **Taloja** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Residential Bldg/Apartment]** in **12.5 % Scheme Plot 1Ground Floor + 4Floor** Net Builtup Area **[Residential [Residential Bldg/Apartment] =224.83] Sq m .**

Nos. Of Residential Units :- 12

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an 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 :-

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.



6. The amount of **Rs 1,000.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
9. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

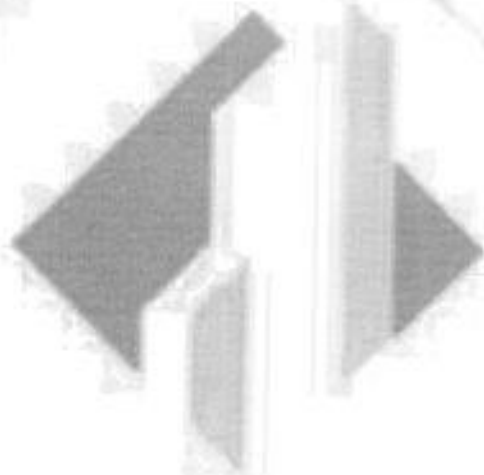
23/6/16
ASSOCIATE PLANNER (BP)

CC to : ATUL PATEL ARCHITECTS

1209, THE LANMARK, PLOT NO.- 26/A,
SECTOR-7, NR. THREE STAR HOTEL, ,
KHARGHAR

CC to : Separately to :

1. M (TS)
2. CUC
3. EE (KHR/PNL/KLM/DRON)
4. EE



CIDCO
WE MAKE CITIES