

CIDCO BP-11523/ATPOY (M & K)/2013

1250

DATE: -

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXIV) of 1966 to M/s Khushi Realty, Partners, Mr. Santosh M. S. Others 03, Plot No. 25, Sector No.06, Node: - Karanjade (12.5% Scheme) of Navi Mumbai approved plans and subject to the following conditions for the development work of the Residential Building (Gr. + 04th Floor), Total Resl. BUA = 524.710 Sq.Mt.

(Nos. of Residential units - 22, Nos. of Commercial units - 00)

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

- i) 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 plan.
 - 1(b) Any of the conditions subject to which the same is granted or any of the conditions 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 through 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 up to 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 where the permission has been granted, at any time for the purpose of ensuring compliance with the control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as specified in the National Building Code or and/or GDCRs- 1975 in force.

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.

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.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs 6000/- 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.

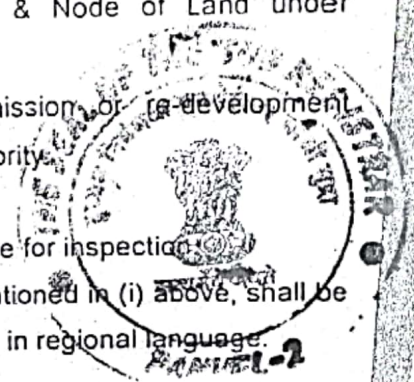
"Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek 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".

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

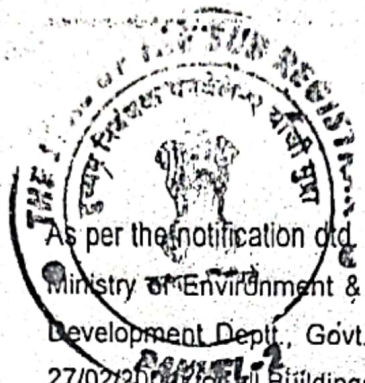
As per Govt. of Maharashtra memorandum vide No. TBP/4393/1507/C4-28/94 UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- 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.

पत्र - २
२३३८/२०१७
०२/१२०



पवळ-२
२३३८ २०१७
२ / १२०



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2001, Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash cement fly ash bricks or blocks or similar products or a combination of aggregates them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as they be in their construction activity.

- C.C. TO: Architects
M/s Atul Patel Kharghar
C.C. TO: Separately to:
1. M (TS)
 2. CUC
 3. EE (KHR)
 4. EE (WS)

Manjula
(Manjula Nayak) OFF
ADDL. TOWN PLANNING OFF
Navi Mumbai & Kharghar

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U59999 MH 1970 SGC - 014374)

SD. OFFICE:
IRMAL, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE: 00-91-22-6650 0900
FAX: 00-91-22-2202 2509

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

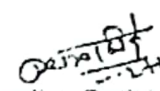
Date: 27 JUN 2016

CIDCO/BP-11523/TPO(NM)/2016/ 1946-7

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 4 Floors) [Residential BUA = 523.406 Sq.mtrs. (Total BUA = 523.406 Sq.mtrs), Residential Units = 22 (Twenty Two Nos.)) on Plot No.25, Sector-06 at Karanjade (12.5% scheme) of Navi Mumbai completed under the supervision of Architect M/s. Atul Patel has been inspected on 23/05/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 12/08/2013 and that the development is fit for the use for which it has been carried out.


(Jagdish Patil)
Associate Planner (Bldg. Permission)
Navi Mumbai

SIGNATURE OF D.
