

98/994

NO. MSRDC/SPA/BP-323/CC/2022/ 275

Date: 21 FEB 2022

MSRDC

'Commencement Certificate'

To.
M/s. Nandadeep Homes Pvt. Ltd,
(Mr. Subhash Vitthal Kadam)
808/809, Groma House, Plot No. 14 C,
Opp. Bana Bunder Market,
Sector-19, Vashi, Navi Mumbai.
400703



With reference to your application dated 25/01/2021 for granting 'Commencement Certificate' with revised plans for Residential Purpose under section 44 of the Maharashtra Regional Town Planning Act 1966 to carry out development work/construction of Residential buildings on land bearing Gut no. 9 & 125 at village – Giravale, Tal – Panvel, Dist. Raigad.

The Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The land is vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 2) 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 permission has been granted.
- 3) This commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) If the construction is not commenced within a period of one year, this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 5) This permission is limited to only for land admeasuring 4390 sq. m. as shown in the layout plan in Gut no. 9 & 125 at village – Giravale, Tal – Panvel, Dist. Raigad and does not entitle you to develop any other land which does not vest in you.
- 6) The Applicant/Developer shall restrict the built up area of 6548.33 Sqm on land under reference as mentioned in the plans attached to this Commencement Certificate.
- 7) The drawings are scrutinized based on Unified Development Control & Promotional Regulation. Therefore, the Applicant/Developer shall strictly adhere to the Unified Development Control & Promotional Regulation applicable for Mumbai Metropolitan Region in Maharashtra sanctioned by the State Government under section 37 (IAA) (c) & Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide notification No. TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c) & Sec.20 (4)/UD-13 dated 02 December, 2020 as amended from time to time which is applicable to land under reference.
- 8) This permission is liable to be revoked by the MSRDC, as per the Reg. No. 2.15 of Unified Development Control and Promotion Regulations dated 02/12/2020 as amended from time to

OF APPROVAL
HOUSE
REGISTRAR
THORITY
5/5
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ENSIONS ARE IN METER
NS
0.15m
0.10m
OWNER & SIGNATURE
P HOMES PVT.LTD
Nandadeep Homes Pvt. Ltd.
SUBHASH VITTHAL KADAM
PROPOSAL & PROPERTY
HOUSE ON GUT NO 9 &
GIRAVALE, TAL - PANVEL
SIGN
ANARCH
ARCHITECT & PLANNERS
Office no. 20/E21, Rabga A Road,
Plot no 61, CBD Belapur-400606
Contact no. 022-27562416,
mail id: anarch@anarch.com

CHKD. BY SCALE NORTH
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