

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

Date: 21 FEB 2022



'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 (1AA) (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

time, if there is misinterpretation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

- 9) This Commencement Certificate is based on the documents submitted by the Applicant/Developer. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant/Developer is solely responsible for settling the same at his own cost.
- 10) Pay to the Authority the costs, as may be determined by the Authority for provision and/or gradation of infrastructure. The applicant/Developer must pay Infrastructure development charges whenever MSRDC SPA finalises and demands the same.
- 11) The Applicant/Developer shall strictly follow the Prevailing Rules/Order/Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 12) The applicant shall inform the Authority immediately before starting the development work on land under reference.
- 13) The Applicant/Developer is required to provide binsheti 7/12 extracts before applying for Occupancy Certificate.
- 14) The amount of **Rs. 1,60,500/-** (Rupees **One lakh Sixty Thousand five Hundred Only**) deposited vide receipt **No:3247 dated 10/2/2022** to the Authority as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this commencement certificate. Such forfeiture shall be without prejudice to any other remedy or right to the authority.
- 15) Neither the granting of this permission nor the approval of the drawings and specification, Applicant/Developer/Architect/Structural Engineer/Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
- 16) The Applicant/Developer shall, permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations.
- 17) Applicant/Developer shall make arrangement and provision for Rainwater Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations in Maharashtra dated 02/12/2020 as amended from time to time.
- 18) The Applicant/Developer is required to provide a solid waste disposal unit for non-biodegradable and bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste etc.
- 19) The applicant/Developer shall not change the use, alter/amended the building plans, subdivide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 20) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan shall be certified by the Land Records concerned department. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of Occupation certificate.

- 21) As per Clause no.2.8.4 of UDCPR The applicant/Developer shall give intimation in the prescribed form in Appendix –F to the authority after the completion of work upto plinth level.
- 22) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer/occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply and Power Supply to the occupiers.
- 23) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 24) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal access, channelization of water, arrangements of drinking water, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 25) The Affidavit/Undertakings submitted by the applicant regarding this development proposal should be strictly adhered to.
- 26) This Certificate is liable to be revoked by, MSRDC-SPA if-
 - a. Any of the Conditions subject to which this Commencement Certificate is granted or any of the restrictions imposed by MSRDC-SPA is contravened or it is not complied with.
 - b. MSRDC-SPA is satisfied that this Permission is obtained through fraud or misinterpretation.
- 27) Every plot of land shall have at least 15 trees for every 1000 Sq. m or part thereof, of the plot area.
- 28) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
- 29) The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at his own cost till such time the Authority invokes the Reg. no. 3.3.11 of Unified Development Control and Promotion Regulations for Maharashtra sanctioned vide TPS-1818/CR-236/18/DP & RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13 dated 02/12/2020. The applicant shall not restrain the public from using it.
- 30) The Applicant/Developer shall handover the land required for road widening/any other improvement of its Development Plan, at free of cost without claiming any compensation, in lieu thereof.
- 31) 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 is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 32) The recreational Ground/Open spaces within this approved layout shall be developed by the Applicant/Developer before applying for the Occupancy Certificate and maintain the same at his own cost. The Recreational open space shall be for the common use of all the residents or occupants of the layout/building unit. In this regard, the Reg. No. 3.4.2 of Unified

Development Control and Promotion Regulations for Maharashtra sanctioned vide TPS-1818/CR-236/18/DP & RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13 dated 02/12/2020 as amended from time to time is binding on the Application/Developer.

- 33) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Reg. No. 9.20.3 of Unified Development Control and Promotion Regulations for Maharashtra sanctioned vide TPS-1818/CR-236/18/DP & RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13 dated 02/12/2020 as amended from time to time.
- 34) Any statutory taxes due to be paid, shall be paid by the applicant as and when this authority issues such notices.
- 35) The conditions stipulated in remarks by the Tahsildar, Panvel dated 16/07/2021 and NOCs by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

SMBedhankar
21.2.22
Associate Planner
SPA, MSRDC Ltd.

CC to:-

1. The Hon'ble District Collector, Raigad
Near Hirakot Lake, Alibag, Dist – Raigad 402201
2. Dy. Superintendent of Land Records, behind Banthiya school, Metro Center, Sector 18, New Panvel.
3. District Executive Officer, Maharashtra Building and other Construction Workers' Welfare Board
Shree Ganesh Plaza, Phase 1, 1st Floor, Plot No. 1, Sector-1, Khanda Colony, New Panvel-410 206, District-Raigad.
4. The Executive Engineer, MSRDC Camp Office, New Administrative Bldg., 1st Floor, Opposite Council Hall, Pune-411001
5. The Dy. Executive Engineer, M.S.E.D.Co. Ltd., Panvel (II), Subdivision,
6. Ar.An Arch Architects & Planners (Mrs.Neha Jain), Office No.20& 21, Ground Floor, Raheja Arcade, Plot no.61, sector -11 CBD Belapur ,Navi Mumbai 400614.