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NO.MSRDC/SPA/BP-245/CC/2021/545
Date: 31-05-2021

'Commencement Certificate'



To,
✓ Rajaram Nikam &
Subhash Lkhambule
At post-Arivali,
Taluka-Panvel,
Raigad-410206

With reference to your application dated 01/07/2019 for granting 'Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of Residential buildings on land bearing Gut No.116/2 & 117/1 of Village-Arivali, Taluka-Panvel, District-Raigad.

The Commencement Certificate/building permit is granted under section 45 of the said Act, subject to the following terms and conditions:-

1. The land 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 the land bearing Gut no. 116/2 & 117/1 at village Arivali, Taluka-Panvel, Dist-Raigad and does not entitle you to develop any others land which does not vest in you.
6. The Applicant/Developer shall restrict the built up area of 10362.38 Sq.m in 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