

REF. NO. CIDCO. E&S/PAT/10/618

22

10/10/2009

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 XXVIII) of 1966 to Smt. Zaharabibi Mohamed Yusuf Mukri & Shri. Abdul Hamid Md. Yusuf Mukri.

Unit/Plot No. 52856 Road No. - Sector 20 Node Kharjhar of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building

Comm. B.U.A. = 934.817 sq.m. Reg. B.U.A. = 21,562.232 sq.m.

Total = 22,497.049

(Nos. of Residential Units 616 Nos. of Commercial units 56)

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.

The applicant shall:

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

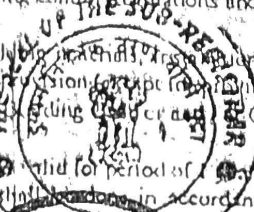
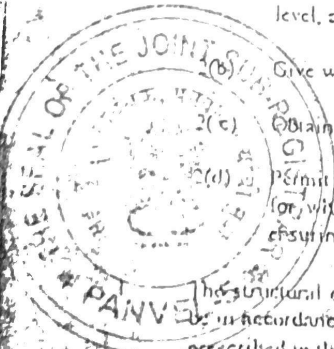
2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorised 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.

2(e) The structural design, building standards, specifications, electrical installations etc. Shall be in accordance with the provisions for the same in respect of floor area ratio) as prescribed in the National Building Code of India (NBC) and G.D.C.R. - 1975 in force.

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-45 of MRTP Act, 1966 and as per clause 167 of the G.D.C.R. - 1975.



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The conditions of this certificate shall be binding not only on the applicant but also on his successors and on every person deriving title through or under him.

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

A sum of Rs. 39,000/- 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 forfeiture.

8. 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 approach the Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

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

10. As per Circular of Maharashtra memorandum vide No.TBP/4392/1504/CA-287/94 UD-11/RDP dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As and when 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 alongwith 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 Units/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 details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (BLDG. PERMISSION)
ADDL. TOWN PLANNING OFFICER

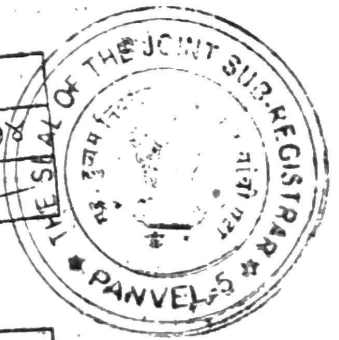
TO ARCHITECT
URBAN CONSULTANT

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