

NO. MSRDC/SPA/ Giravale/BP-355/CC/2023/ 1269

Date: 21/07/2023

'Commencement Certificate'

To,

M/s. Aikyam Buildtech LLP through Partner Mr. Latesh Bharat Shah,
Shop no 19, Ground Floor, Neelkanth Darshan CHS.,
Plot no – 125A/4, Near Nadkarni Hospital, Panvel, 410206.

With reference to your Application dated 06/07/2022 received on 18/07/2022 for granting of '**Commencement Certificate**' for **Residential purpose** under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction of **Two buildings** on land bearing **Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad.**

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

- 1) This Commencement Certificate is issued subject to obtain the Consent to Establish from MPCB before starting the project. The applicant shall submit Consent to Establish to SPA, MSRDC and thereafter inform immediately after starting the development work in the land under reference.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) This commencement certificate /building permit shall remain valid for a period of one year commencing from the date of its issue. 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.
- 4) This permission is limited to only for **Gut No. 99/2 & 99/3, Village Giravale, Tehsil- Panvel, Dist.- Raigad** and does not entitle you to develop any other land.
- 5) Inform to the Authority immediately after starting the development work in the land under reference.
- 6) This commencement certificate is issued for total built up area of **8,613.874 Sq.M.** as mentioned in the approved plans attached to this Commencement Certificate. However, applicant shall restrict the built up area to **8514.547 Sq.M. (Excluding flat no. 703 and 704 in Wing C)** till the handover of amenity space is completed by applicant to MSRDC. The applicant shall intimate this Authority on successfully completion of milestones before starting up the work of phases mentioned above. Appropriate action shall not be limited to revocation of this revised commencement certificate.
- 7) The Applicant / Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-

Page 1 of 4

Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 **Tel:** (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036

Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586

GST: 27AAACM6833C1ZP

www.msrdc.in

1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are 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 for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation 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) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 10) The amount of **Rs. 2,11,600/- (Rupees Two lakh, Eleven thousand Only)** deposited at MSRDC vide receipt No: **4833 dtd. 28/06/2023** as Security Deposit for whole project 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 Revised Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve 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. 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. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) The Applicant/Developer is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc. in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. The Applicant/Developer shall also provide Organic Waste Composter (OWC) as per norms of MPCB.
- 13) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 14) The Applicant/Developer is required to provide a Grey Water Treatment Plant of sufficient capacity in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020



- as amended from time to time. Occupancy Certificate will be granted only if Grey Water Treatment Plant is in working condition and made up to the satisfaction of the Authority.
- 15) The Applicant/Developer is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
 - 16) As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
 - 17) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 - 18) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. 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 before applying for Occupancy Certificate.
 - 19) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. 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 for the same.
 - 20) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by the Architect to the Authority after the completion of work upto plinth level.
 - 21) 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 & Power Supply to the occupiers.
 - 22) The size and location of meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
 - 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) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area, where the number of existing trees in the plot is less than the above prescribed standards; additional number of new trees shall be planted
 - 25) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.



- 26) No 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.
- 27) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 28) The amount of **Rs. 25,27,600/- (Rupees Twenty Five Lakh, Twenty Seven Thousand, Six Hundred only)** deposited at MSRDC vide receipt No: **4832 dtd. 28/06/2023** as Labour Cess for gross BUA **10,550sq.m**
- 29) The conditions Stipulated in other NOCs by various Authorities shall be strictly adhered to.

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

A Set of certified Plans (1 Set - 4 Nos. Drawings) are enclosed herewith.



Associate Planner
SPA, MSRDC Ltd.

CC to:

1. Ar. Atul Manubhai Patel,
1209, The landmark, Plot no - 26A, Sector - 7,
Kharghar, Navi Mumbai 410 210.
1. The District Collector, Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist - Raigad 402201.
2. Dy. Superintendent of Land Records, Tal - Panvel, Dist. - Raigad.
3. The Dy. Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel, Dist.- Raigad.410206.
4. Maharashtra Pollution Control Board (MPCB), Regional Office- Raigad
Raigad Bhavan, 6th Floor, Sec-11, CBD Belapur, Navi Mumbai 400 614.
5. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers'
Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai
- 400 051.