

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone: 27781602

No.EE/Dn. II/MHP/SPA/1/1872 /of 2023

Office of the Executive Engineer &
Special Planning Authority,
MIDC Dn. II, Mahape.
Date:- 07/06/2023.



To,
M/S. AURUM REAL ESTATE DEVELOPERS PVT.LTD.
Plot No. GEN.4/1, Ghansoli,
TTC Industrial Area,
Navi-Mumbai.

Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your architect's online submission through SWC vide tracking I.D. No. SWC/14/521/20221109/867757 & complied on 07/06/2023 for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR & T.P. Act, 1966 to Support Services Residential Building R-6 & R-7 on Plot No.GEN.4/1, Ghansoli, in T.T.C. Indl. Area, the commencement/ Building permit is granted subject to the following condition for total B.U.A. as per the approval to the plans attached herewith.

1. The land vacated in consequence of the enforcement of the set-back rule shall be part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for the period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. Temporary labour camps, Toilet blocks & Water tanks within the site are allowed only during the phase of construction period of 2 years only.
9. The work of construction of temporary structure shall be executed after obtaining approval from this office under qualified structural engineer/Architect.
10. Allottee has to pay temporary construction fees for a period of Six months at the rate of Rs. 50/- per Sqm. of such covered area of temporary structures.
 11. Equal amounts as fees shall be paid as deposit, which will be refundable at the end of the two years, or on completion of project whichever is earlier after removal of temporary construction by the Allottee / Licensee / Lessee / Owner.
 12. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs. 50/- per Sqm.

Yours faithfully,

RAJARAM
GLINDERAO
RATNOD

**Executive Engineer &
Special Planning Authority,
MIDC Dn. II, Mahape.**

Copy submitted for favour of information to :

1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'s for information to:

1. The Regional Officer, MIDC Mahape.
2. Architect M/s. Niraj Kantilal Patel, Reg. No. CA/2007/41203.

Copy to

1. The Deputy Engineer, MIDC Sub Dn. No. II, Mahape for information.