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20/6/04

REF. NO. CHD/04/1100

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 for the construction of

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03/8/2023  
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M/s. Sany Construction  
Plot No. 10, Road No. 1, Sector 1, Mode, New Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (SI) - 100

Total Resi. P. U. A = 1900.255 sq. mtrs

(Nos. of Residential Units 52 of Commercial Units Nil)



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-15 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. 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.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or any of the BDCRs - 1975 in force.
4. The Certificate shall remain valid for period of one year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-45 of MMRD Act, 1966 and any of the BDCRs - 1975.



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

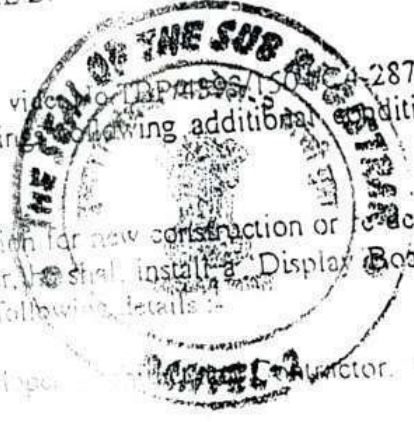
6. A certified copy of the approval shall be deposited with CIDCO as security deposit shall be forfeited on the whole or in part at the absolute discretion of the Corporation for breach of any of the conditions of the Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

8. Every 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 seek approval of the Fire 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 Govt. of Maharashtra memorandum vide LDP/4895/150/287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

- i] As soon as the development permission for new construction or re-development is obtained by the Developer, he shall install a 'Display Board' on the conspicuous place in the site indicating following details:
  - a) Name and address of the owner/developer.
  - b) Survey Number, City survey Number, Plot Number/Sector & Nole 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/Commercial/Industrial areas.
  - e) Address where copies of detailed approval plans shall be available for inspection.
- ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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11. As per the notification dtd 27<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-11, dtd. 27/02/2005 for all Buildings following additional condition shall apply.

The Owners /Developer, shall use red bricks or cement fly ash bricks or blocks or similar products in a composition of 100% (by volume) of the aggregate of them to the extent of 100% (by volume) of the tiles as the case may be in their construction activity.

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12. As directed by the Urban Development Deptt., Government of Maharashtra, Section-154 of MR&TP Act-1966 and vide Provision No. 230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and construction / reconstruction / additions on plots having area more than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain Water Harvesting structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being entered in each case.

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structures are maintained in good repair for storage of water for non-potable purposes and to protect groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. or built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



*Ugawal*  
01/6/07  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopla

C.C.TO: ARCHITECT  
*M/S Dimer Saty*  
*Vashi*

C.C. TO: Separately to :

- 1. M(TS)
- 2. CUC
- 3. EE(CHRP/NL/KL/SP/PO)
- 4. EE(WS)



*अशुभ*  
*शुभलाभ*