



पंवल - ४	
33E4	2014
3/1/14	"ANNEXURE-D"

पंवल - २	
99ELO	2024
24/1/14	JUL 2010

REF NO. 0000000856 = -

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI (TENACITY)

COMMENCEMENT CERTIFICATE

Permit/Authorisation is hereby granted under Sections 45 & 46 of the Maharashtra Building and Town Planning Act, 1962 (Maharashtra XXIV of 1962) to

Applicant No. 40 Road No. _____ Sector 11, P. B. Khan Market, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. C04231 ETC.

Residential Bldg. = 1646.294 m², Commercial Bldg. = 94.252 m²
Total Bldg. = 1740.152 m²

(No. of Residential Units 132 Nos. of Commercial units 01)



1. This Certificate is liable to be revoked by the Corporation if:-

(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 authorized plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(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 working under him, in such an event shall be deemed to have carried out the development work in contravention of sections 43 or 45 of the Maharashtra Registration and Town Planning Act, 1962.

2. The applicant shall:-

(a) Give a notice to the Corporation for completion of development work upto plan's level latest 7 days before the commencement of the further work.

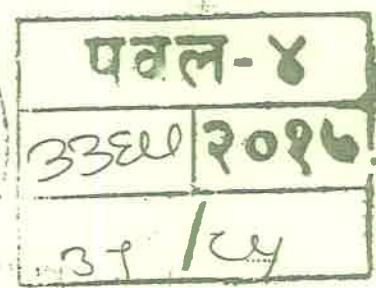
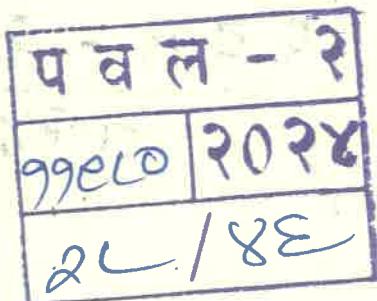
(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised officials of the Corporation to enter the building or premises at any time the permission has been granted, at any time for the purpose of examining the building under Regulations and conditions of this certificate.

3. The structural design, building materials, masonry, electrical installations etc. shall be in accordance with the provisions of the provisions in respect of their execution as prescribed in the National Building Code of India / GDCR - 1975 in force.

4. The certificate shall remain valid for period of 1 year from the date of its issue. Thereafter reapplication of the same shall be done in accordance with provisions of Section 46 of M.R.T.P Act, 1962 and as per regulation no. 15 (1) of the GDCR - 1975.



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



A certified copy of this application shall be exhibited on site.
If the amount of Rs. 35/-/- deposited with CIDCO as security deposit shall be forfeited unless wholly or partly at the absolute discretion of the Corporation for breach of any of the conditions, such as, if the permission covered by the Commencement Certificate, such forfeiture shall be without prejudice to any other remedy or right of Corporation.

6. Every Building shall be provided with underground and overhead water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings, underground and overhead 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 lighting purpose.

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

8. As per Govt. of Maharashtra memorandum vide No.FBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th 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 Owner/Developer, he shall install a 'Disney Board' on the conspicuous place on site, indicating following details:-
- ii) Name and address of the owner/developer, Architect and Contractor.
- iii) Survey Number/City number, Number Plot, Number/Sector & mode of Land under reference alongwith description of its boundaries.
- iv) Order Number and date of grant of development permission or redevelopment permission issued by the Planning Authority or any other authority.
- v) Number of Residential/Residential/Commercial Units with areas.
- vi) Address where copies of detailed approved plans shall be available for inspection.
- vii) A notice in the form of advertisement giving all the details mentioned in vi above, shall be published in two widely-circulated newspapers one of which should be in regional language.



पवल - ४	
33Eel	२०१६
२०	८४

पवल - २	
99ELO	२०२४
२०	८८

11. As per the notification dtd. 14th September 1999 and amendment on 29th August 2002 issued by Ministry of Environment & Forest (MOEF), Govt. of India, vide Circular issued by Urban Development Deptt. Govt. of Maharashtra, dated 27/02/2004, for all buildings following additional condition shall apply :

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

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section 154 of MR&TP Act-1956 and vide Provision No. TPR 2000/2433CR-23001/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m., the additional condition of Rain Water Harvesting shall apply.

- a) At the layout open spaces / amenity spaces of Housing Society and new construction / reconstruction / additions or plots having area not less 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 ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition of storage of water for non potable purposes or recharge of groundwater at all times.

- c) The Authority may impose a levy, of not exceeding Rs. 100/- per annum for every 100 Sq.m. of 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 bylaws.

✓✓✓✓✓

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopar

C.C.TO: ARCHITECT

Layal R.L.

R.P.

C.C. TO: Separately to:

1. M(TS)
2. CUC
3. E. GURJANAK (KLMDRON)
4. E.EWS