

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

प्राथमिक कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉइंट,
मुंबई - ४०० ०२९.
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९
फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सियाय्टीडब्ल्यूआयएन
टेलेक्स : ०९९-८३२९८ सियाय्डीसी आयएन

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., वंलापूर,
नवी मुंबई - ४०० ६१४.
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संदर्भ क्र:

CIDCO/VVSR/BP-633/E/ 5583

दिनांक:

17/01/1996

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Evershine Builders Pvt. Ltd. in S.No.48, H.No.1/2, Village Waliv, Taluka Vasai, Dist: Thane as per the approved plans and subject to the following conditions for the development work of proposed Residential with Shopline Buildings.

- i) No. of buildings : SEVEN
- ii) Total Built-up Area : 11737.91 Sq.m.

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 sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or 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.

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2. The applicant shall :-
- a) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Corporation on completion upto the plinth level & seven days before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Corporation.
 - e) Permit authorised officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 29/03/1994.
 - g) Install a 'Display Board' on the conspicuous place on site indicating :-
 - i) Name and address of the owner/developers, architect and contractor.
 - ii) S.No./CTS No./Ward No./Village Name alongwith description of its boundaries.

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- iii) Order number and date of grant of development permission/redevelopment permission issued by Planning Authority.
- iv) FSI permitted.
- v) No. of residential/commercial flats and shops with their areas.
- vi) Address where copies of detailed approved plans shall be available for inspection.
- vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.

The Structural Design, Building Materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.

4. This certificate shall remain valid for a period of one year from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.

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- The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
- No new 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 has been granted by this Corporation.
- This permission does not entitle you to develop the land which does not vest in you.
- You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards.
- You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
- The transfer of the property under reference can be effected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
- You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for

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- conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
- 305 Nos. of trees shall be planted on site.
- As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
- The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
- The amount of Rs.1,45,000/- 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 other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly

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from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

19. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations.

20. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.

- Internal access roads alongwith storm water drains.
- Channalisation of water courses and culverts, if any.
- The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
- Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
- Arrangements for collection of solid waste.

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संदर्भ क्र:

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21. The low-lying areas shall be filled to +3.50 mt.R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any other arrangement as may be prescribed, shall have to be done according to the specifications suggested by Executive Engineer (VV), CIDCO.

22. The owner shall permit the use of the internal access roads to provide access to an adjoining land.

23. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.

24. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

25. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No.20 above are actually provided.

26. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.

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27. The owner shall observe all the rules in force regarding over head/under ground electric lines/transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
28. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
29. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
30. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
31. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
32. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
33. This order is liable for cancellation on contravention or breach of any of the conditions of this order.

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34. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.
35. The amount of Rs...../- deposited with CIDCO as Security Deposit against the provision of water supply and other necessary infrastructure shall be refunded without interest after duly ascertaining the development on site to the satisfaction of Special Planning Authority.
36. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
37. The plinth level will be 600 mm above the nearby road level (top of camber).
38. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
39. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
40. Drinking water wells should be well built and well protected.

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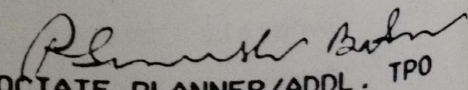
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41. Since the inner perimeters of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.
42. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
43. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
44. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, while redeveloping the scheme and will also give a proposal to accommodate them. Plinth completion certificate shall be issued only after such a proposal is received.


ASSOCIATE PLANNER/ADDL. TPO

(VVBP)

