

REF. NO. CHDCC/ATPO/11092

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

20/7/2005

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

M/s GIRIRAJ DEVELOPERS

Unit/Plot No. 43A, 43B, 44B Road No. --- Sector 20 Node GES, Kharghar
Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg (G+18FL)

Net Resi BUA = 7503.715 m², Net Comm BUA = 1252.137 m²
Net B.U.A = 8755.852 m²
(Nos. of Residential Units 142 Nos. of Commercial units 48)

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-43 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.

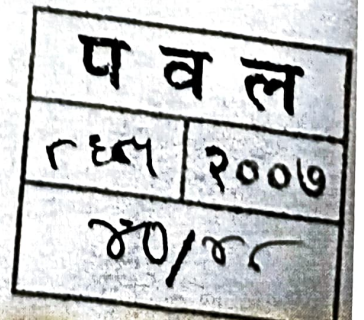
2(b) Give written notice to the Corporation regarding completion of the work

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 and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.



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

7 A certified copy of the approved plan shall be exhibited on site.

8 The amount of Rs 30000/- 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 of the conditions attached to the permission covered by the Commencement
Certificate. Such forfeiture shall be without prejudice to any other remedy or right of
Corporation.

9 "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".

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

As per Govt. of Maharashtra memorandum vide No.TBP/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 Owners/Developer, he shall install a 'Display Board' on the
conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot, Number/Sector & Node 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 flats/Commercial Units with areas.
- e) Address where copies of detailed approved 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. 14th September 1999 and amendment on 27th 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-20, dtd. 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 fly ash bricks 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 the total bricks, blocks & tiles 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-1966 and vide Provision No. TPB 432001/2133/CR-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 new construction / reconstruction / additions on 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 repair for 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 byelaws.

C.C.TO: ARCHITECT
S. V. Ahuja

For Planning
25/07/05
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

