

Reference No. : CIDCO/BP-18636/TPO(NM & K)/2023/11314

Date: 12/9/2023

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2. The applicant shall :-

- (a) Give Intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a View to ensure that the work is being carried out in accordance with the sanctioned plans. The sanctioned plans, plinth and column position as per approval plan shall be certified by the concerned engineer.
- (b) It shall be responsibility of the owner/applicant and the appointed engineer to ensure the compliance of conditions of commencement permission/agreement to lease, and pending court case, if any.
- (c) Give written notice to the Corporation regarding completion of the work.
- (d) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building 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 Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.
7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she

Thanking You

Yours faithfully,

Signature
and
Seal



ASSOCIATE PLANNER (AP)

Page 5 of 3

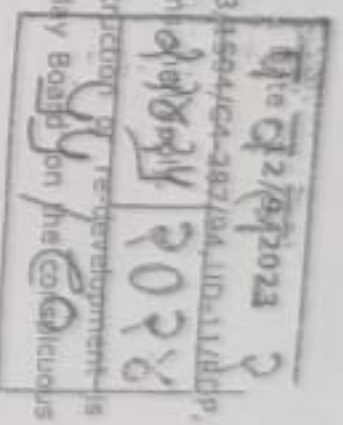


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17. As per Govt. of Maharashtra memorandum vide no. TBP/4393 Dated 19th July, 1994 for all buildings following additional condition

i) As soon as the development permission for new construction obtained by the Owners/Developer, he shall install a 'Display 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 along with description of its boundaries.
- c) Order Number and date of grant of 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
- 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.



18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Thanking You

Yours faithfully,

Signature
Valid



ASSOCIATE PLANNER (BP)

Page 7 of 8



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

*NIRMAL, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhayn, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/PLNG/BP/18636/2024/5299

CORRIGENDUM

DATE	22.03.2024
प्रा. क्र. म. सं.	२४३५/२०२४
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To,
M/s Shivesh Realty Pvt Ltd
Plot no - 40-2/3, Sector-7, Vashi,
Navi Mumbai, 400703

Sub - Amended Commencement Certificate for Residential Building on Plot No. 24, Sector-11, Kharhar, Navi Mumbai

Ref 1 - Your letter dated received in this office on 20.03.2024
Ref 2 - Commencement Certificate vide letter no. CIDCO/BP/18636/2024/5299 dated 13.03.2024

Dear Sir,

Vide ref 1 above this office is in receipt of your letter referred above, wherein, you have brought to notice about discrepancy of Plot no. mentioned in Commencement Certificate and requested to issue corrigendum for same. The same has been examined from records of this office.

In this regards, it is to inform you that, Plot no shall be read as 96&102 instead of 96.

All other conditions mentioned in the letter referred at Sr. No 2, shall remain unchanged. This Corrigendum Shall form part of Commencement Certificate granted by this office.



Rashmi Chauhari
Associate Planner (BP)
Rashmi Chauhari

CC :

M/s Rajesh RC Architects,
I/13, Mahavir Centre, Sector-17,
Vashi, Navi Mumbai, 400703

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

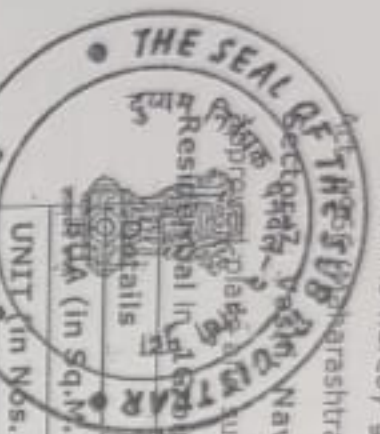
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CO/BP-18636/TPO(NM & K)/2023/11314

Date : 12/9/2023

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s M/s Shivesh Realty Pvt Ltd , Plot no - 40-2/3, Navl Mumbai for Plot No. 96 , Sector 11 , Node Kharghar . As per the conditions of the sanctioned plan, the development work of the proposed project is subject to the following conditions for the development work of the proposed project -



Resi.	Comm.	Other
714.12	0	0
16	0	0

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

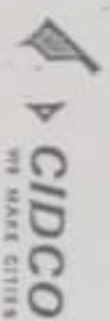
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation 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.

Yours faithfully,

Thanking You

Signature
Valid

ASSOCIATE PLANNER (BP)



ITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U39009 MH 1970 BGC - 014574)

AD. OFFICE:

2nd Floor, Narlman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhoyan, CBD Belapur,
Navi Mumbai - 400 614,
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

1. No.

CIDCO/BP/18636/TPQ(NM&K)/2023/5022

To,
M/s. Shivesh Realty Pvt. Ltd
Plot no-40-2/3, Sector-7
Vashi, Navi Mumbai

दिनांक - ?	03.10.2023
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Sub-Corrigendum Commencement Certificate for residential building on Plot no-
96 + 102, Sector-11, Kharghar, Navi Mumbai

Ref.1 - Your project architects application dated 13.09.2023
Ref.2 - Commencement Certificate vide letter no-CIDCO/18636/TPQ(NM&K)/2023/5022
dated 12.09.2023



Dear Sir,

This office has granted development permission vide ref-2 above, this office is in receipt of letter vide ref 1 above, wherein, it is brought to the notice about the discrepancy in plot no. mentioned in Commencement Certificate and requested to issue corrigendum for same. The same has been examined from records of this office.

In this regards, it is to inform you that, Plot no. 96 mentioned in Commencement Certificate shall be read as 96 +102.

All other conditions mentioned in the letter referred at Sr.No 2, shall remain unchanged. This Corrigendum shall form part of Commencement Certificate granted by this office vide letter referred at Sr. No 2.

Bhushan
0311612673
Bhushan Chaudhari
Associate Planner (BP)

CC to :

M/s Rajesh RC Architects,
I/13, Mahavir Centre, Sector-17,
Vashi, Navi Mumbai, 400703

In case of any corruption related complaints, please visit :
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Reference No. : CIDCO/BP-18636/TPO(NM & K)/2023/11314 Date : 12/9/2023



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

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Sector 11 at Kharghar	

To,

Sub : Development Permission for Residential Building on Plot No. 96 , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for Residential Building on Plot No. 96, Sector 11 at Kharghar , Navi Mumbai. The Development Permission is hereby granted to construct Residential Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:



1. The land vacated in consequence of the enforcement of the set-back rule shall be reserved for the public street in future.
2. 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 is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

Page 3 of 8

shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.

8. The approval for the services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

9. You will ensure that the building materials will not be stacked on the road during the construction period.

10. The Developer shall take all precautionary measures for prevention of Malaria breed in the construction period if the project. If required, you can approach Health Department for the Malaria prevention program and pest control at project site to avoid Epidemic.

11. The applicant shall strictly follow the prevailing Rules / Orders / Notification issued by the Labor Department, Government of Maharashtra, for labors working on site.

12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any litigation pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.

13. 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 under him.

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

15. The amount of Rs 14,283,00/- 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.

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

Thanking You

Yours faithfully,

Signature
valid

ASSOCIATE PLANNER (BP)

Page 5 of 8