

REF. NO. CIDCO/ATPO/1793

19/5/2025

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

**COMMENCEMENT CERTIFICATE**

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

Wadhwa; Prop. of M/s. Concrete Builders

Unit/Plot No. 20 Road No. -, Sector 02 Node Kharghar of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential-cum-Commercial Bldg. (G+7)

Total Net BUA = 7495.459 m<sup>2</sup> (R = 6730.928 m<sup>2</sup>  
C = 764.531 m<sup>2</sup>)

(Nos. of Residential Units 132 Nos. of Commercial units 30)



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.

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2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development on the ground level, atleast 7 days before the commencement of the further development.
- 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.



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.

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 MRTTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 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 under him.

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

7. The amount of Rs. 207700/- 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.

8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tank 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 No.TBP/4393/1504/CIDCO/87/94. 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 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 issued by the Planning Authority or any other authority.

d) Number of Residential flats/Commercial Units with areas.

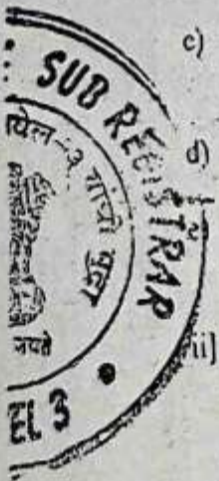
Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the details 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. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2001, 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.



*[Signature]*  
 ADDL. TOWN PLANNING OFFICER  
 Navi Mumbai & Khopta

C.C. TO: ARCHITECT  
Rajesh R.C.

C.C. TO: Separately to :

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

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फाइल नं०

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय  
'निर्मल' द्वारा मजकूर  
मुंबई - ४०० ०२९  
दूरध्वनी : (रवागत कक्ष)  
फॉक्स : ००-९९-२२-२२०२



मुख्य कार्यालय :  
'सिडको' भवन, सी.बी.डी., वेलापूर,  
नवी मुंबई - ४०० ६९४.  
दूरध्वनी : ००-९९-२२-५५९९ ८९००  
फॉक्स : ००-९९-२२-५५९९ ८९६६

संदर्भ क्र.:

CIDCO/BPIATPOI/793

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दिनांक : १९/५/२००५

To,

Shri Suresh G. Wadhwa,  
Prop. of M/s Concrete Builders,  
429, Arenja Corner, Sector-17, Vashi,  
NAVI MUMBAI.

Sub:-Development permission for Residential Cum Commercial Building on Plot no. 20, Sector-02 at Kharghar, Navi Mumbai.  
Ref:-1) Your architects application dated.30/11/2004 & 19/04/2005  
2) PSIDC NOC vide CIDCO/AEE(Elect.);2004/896/1147, dtd.15/12/2004  
3) MSEB Sub Station NOC vide EE/PNL-U/Tech/1137, dtd.25/02/2005  
4) Fire NOC vide CIDCO/Fire/KLM/225/2005, dtd. 19/02/2005

Sir,

Please refer to your application for development permission for Residential Cum Commercial Building on Plot no.20, Sector-02 at Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

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

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

Thanking you,

Yours faithfully,

*(N.S. Swami)*  
19/05/05

ADDL.TOWN PLANNING OFFICER  
Navi Mumbai & Khosta

