

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

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Date : 24 AUG 2009

Ref. No. CIDCO/BP/ATPO 861

To,  
M/s Yug Developers  
24, Solapur Street, Dana Bunder Mumbai  
Mumbai.

Sub:- Development Permission for Residential Building on Plot no. 56, Sector-36  
at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-1) Your architect's application dated 29/09/2008 & 20/08/2009.  
2) Final Transfer order has been issued by M(TS) vide letter dtd.04/08/2008  
3) Delay condonation NOC issued by MTS(II) vide letter dtd. 15/10/2008  
4) 50% IDC paid vide Challan no. 120900, dtd. 31/07/2009 Rs. 10,24000/-  
5) Fire NOC has been issued by Fire Officer vide letter No. dtd.15/04/2009

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no.56, Sector -36 at Kamothe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential 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 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.

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before occupancy certificate.

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

Since you have paid 50% IDC amounting Rs.10,24000/- vide challan no.120900, dtd.31/17/2009, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

Thanking you,



Yours faithfully,  
*(Signature)*  
(V. Venu Gopal)  
Sr. Planner (BP)

24 AUG 2009

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 XXIV) of 1966 to

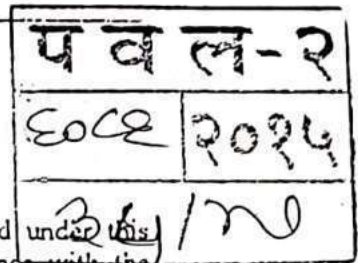
M/s. Yug Developers.

Plot No 56 Road No. - Sector 36 Node Kamothe (12-57 Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. (Gr. floor + 13<sup>th</sup> floor.)

Total Resi. B.V.A. = 3067.371 sq. mtrs.

(Nos. of Residential Units 91 Nos. of Commercial units NIL)



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 GDCR - 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 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. 10,500/- 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 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 lighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-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 along with description of its boundaries.
	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] In form of an advertisement, giving all the detailed mentioned in (i) shall be published in two widely circulated newspapers one of which shall be in regional language

