

नमई - ६
दस्तावेज क्रमांक ७/०२/२०२०
१९/१२/१९९१

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO/VVSR/BP-
January 06, 1992

Regd. Office: MIRAZAR 2nd Floor
Marine Point Bldg. 400 021 * (GRAM) CITWIN
PHONES: 2022491-2022420-2022509-2022578
Head Office: CIDCO BHAJAN
Belapur, New Bombay-400 514,
PHONES: STD 0215-871241,2,3,4,
871056, 871059
TELEX: 77116 (COCO)

DATE:

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to Shri Sadanand Raut, P.A. Holder in S.No. 242, 243, 244(pt), 245, 246, Village Gokhivora, Taliwazal, Dist:Thane, as per the approved plans, layout of plots for Industrial use and buildings on Plot Nos. 1, 26, 27, 28 & 45 and subject to the following conditions for the development work of proposed Industrial Buildings/Layout of Plots.

i) No. of buildings	Plot 1	26,27,28	45
ii) Total Built-up Area (m ²)	748.44	2326.67	4408.26
iii) Layout of land	88,556.46 m ² .		

1. This certificate is liable to be revoked by the Corporation if :-
- 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - 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.

50000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

वसई - ६
दस्त क्रमांक १०२ / २०२०
२०/३५

Regd. Office : 'NIRMAL' 2nd Floor,
Nariman Point, Bombay-400 021 * GRAM : CHINCHWAD
PHONES : 2022481-2022420-2022509-2022578
Head Office : 'COCO BHAVAN'
Balaour, New Bombay-400 614.
PHONES : STD 0215-671241, 2, 3, 4
671066, 671069
TELEX : 77118 (COCO)

DATE:

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 not more than 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 authorized Officers of the Corporation to enter the building or premises for which the purpose of endorsing the building control regulations and conditions of the Certificate.
 - f) Pay to COCO the development charges as indicated in Appendix 'A' alongwith interest @ 15% p.a. on the balance amount. If the rate of interest is enhanced by COCO the same will be applicable. The applicant shall pay to COCO the development charges as agreed in the undertaking submitted by you on 2/1/92.

3. 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 of Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Indian Standards Institution.

4. This certificate shall remain valid for a period of one year from the date of its issue.



PLEASE QUOTE REF. NO.
WHILE WRITING LETTERS

वसई - ६
वसई - ६
२९/७५
२९/७५

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

ASSOCIATED PLANNING OFFICE
P.O. LIMITED
CENTRAL OFFICE, 100, BOMBAY
ROAD, BOMBAY 400 001

Regd. Office : "NIRMAL" 2nd Floor,
Nariman Point, Bombay-400 021 * "GRAM": CITWIN
PHONES : 2022481-2022420-2022539-2022579
Head Office : "CIDCO BHAVAN"
B-14pur, New Bombay-400 614.
PHONES : STD 0215-671241, 2, 3, 4
671066, 671069
TELEX : 77116 (CIDCO)

DATE:

: 3 :

5. The conditions of the certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. 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.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.
11. You should approach Executive Engineer (ISEE) for the temporary power requirement, location of transformer etc. The permanent power connection from ISEE can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary occupancy certificate is obtained by the applicant before such transfer.



.....p/4

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NIRMAL, 2nd Floor, Nariman Point, Bombay 400 021 * GRAM: CITIWIN PHONES: 2022491-2022420-2022609-2022679 'CIDCO BHAVAN' Belapur, New Bombay-400 614. PHONES: STD 0215-071241, 2, 3, 4 671066, 671069 TELEX: 77111R (CIDCO)

DATE:

वसई
दस्त क्रमांक 202/2020
२२/७५

: 4 :

- 13. You shall provide at your own cost, the physical and social infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channellisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements 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.
- 14. 1100 Nos. of trees shall be planted on site.
- 15. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
- 16. The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable in the relevant other facts of the case e.g. Urban Land (Ceiling and Regulations) Act 1976 and getting the building plans approved from the various Authorities, and also obtaining NOC's from such Authorities before starting the construction.
- 17. The applicant shall have to keep necessary horizontal and vertical clearances from the electrical line or any other services lines / pipe-lines / gas-lines / telephone line etc. that may be passing through the applicant's land.

[Signature]
2/11/92
ASSOCIATE PLANNER (VUSR)

