



Maharashtra State Road Development Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 240041
Proposal Code : MSRDC-23-97134

Permit No. : MSRDC/B/2024/APL/00011
Date : 15/03/2024

Building Name :	BUILDING A(Residential)	Floors :	STILT FLOOR,PODIUM 01 FLOOR,PODIUM 02 FLOOR,PODIUM 03 FLOOR,TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH , REFUGE FLOOR PLAN 3RD 8TH 13TH 18TH AND 23RD
Building Name :	BUILDING B(Residential)	Floors :	STILT FLOOR,PODIUM 01 FLOOR,PODIUM 02 FLOOR,PODIUM 03 FLOOR,TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH ,REFUGE FLOOR PLAN 3RD 8TH 13TH 18TH AND 23RD
Building Name :	BUILDING C(Residential)	Floors :	STILT FLOOR,PODIUM 01 FLOOR,PODIUM 02 FLOOR,PODIUM 03 FLOOR,TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH ,REFUGE FLOOR PLAN 3RD 8TH 13TH 18TH AND 23RD
Building Name :	BUILDING D(Residential)	Floors :	STILT FLOOR,PODIUM 01 FLOOR,PODIUM 02 FLOOR,PODIUM 03 FLOOR,TYPICAL FLOOR PLAN 1ST 2ND 4TH TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH ,REFUGE FLOOR PLAN 3RD 8TH 13TH 18TH AND 23RD

To,
i) Sugat Gyaneshwar Waghmare,
SURVEY NO: 136, 138/1, 140/8/A AND 140/9, VILLAGE: ASHTE, TALUKA : PANVEL, DISTRICT : RAIGAD
ii) Vitthal Patil (Architect)

Sir/Madam,

With reference to your application No **MSRDC202400009**, dated **25-01-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **SURVEY NO 136, 138/1, 140/8/A AND 140/9**, Final Plot No. , Sector No. -, Mouje **ASHTE** situated at Road / Street -, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.



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8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. 1. Building B (Residential Component) of the Proposal of which total Built Up area is 13511.34 Sqm will be released to applicant for construction after handing over the area of Amenity Space, Existing Road Widening, and DP road against which TDR is generated to Authority MSRDC, before plinth intimation of the proposal. 2. The applicant must obtain an Environmental Clearance Certificate from the Ministry of Environment and Forests (MoEF) and a Consent to Establish from the MPCB, as per a notification from MoEF, before commencing any work on the land and same to be intimate to this office.
17. The Architect/ Owner shall also take necessary measures to prevent any damage or disruption to the physical infrastructure in the vicinity, including roads, drainage, and utility services. Any alterations or modifications to the physical infrastructure shall be made only with the prior approval of the concerned authorities. The Architect / Owner shall ensure that construction and demolition waste generated during the construction process is managed in accordance with the relevant rules. If any legal disputes arise due to mismanagement of the generated construction and demolition waste, the Applicant / Owner shall be held responsible for the same. The Applicant/Owner shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority. Before commencing the construction on site, the Owner / Developer shall install the "Display Board" on conspicuous place on site as per Reg. No. 2.8.3 of Unified Development Control and Promotion Regulations 2020. The development charges to be levied, because of the upcoming vital infrastructure project shall be communicated in due course of time and the applicant shall abide to such assessments, failure to pay the same may result in revocation of CC/OC, which may also include blacklisting for failure of such payments.
18. The Undertakings submitted by the applicant regarding this development proposal should be strictly adhered to. The balance development charges and balance premium charges shall be paid in full with interest at the time of plinth intimation and occupancy respectively. An 18% per annum interest will be levied on the outstanding development charges balance of ₹ 1,04,24,200/- and an 8.5% per annum interest on the outstanding premium balance of ₹ 99,40,800/-. The amount of 10,75,900 /- for gross BUA of 4490.77 Sqm out of total gross BUA of 89813.58 sqm (as per 1 % of Rs- 23,958/- i.e ASR 2023-24 rate) deposited at MSRDC vide UTR number HDFCR52024031287528629 on dated 12/03/2024 as labour cess. The applicant shall pay balance labour cess as per prevailing rates for completed work in particular year directly to the concerned department and submit the receipt of payment to this office, The letter submitted by applicant on dated 12/03/2024 shall be binding on the developer.



Deputy Chief Planner,
Maharashtra State Road Development Corporation,

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