

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to The chairman/Secretary Chaitanya Co-op Hsg. Society Ltd

on unit No/Plot No: B-66 Road No: --- Sector No: 12 Sub sector: BUDP at Chanchor New Bombay, Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed: Residential Building

Nos. of core units - 26 Nos. Total net BUA = 830.772m<sup>2</sup> G+1 structure

This certificate is eligible to be revoked by the corporation if:-

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not accordance with the sanctioned plans.
- b) Any of the conditons subject to which the same is granted ~~for~~ for any of the restrictions imposed by the corporation is contravened.
- c) The Managing Director, is satisfied that the same is obtained by the applicant through fraud of misrepresentation and the applicant and or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of section 48 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2) THE APPLICANT SHALL:-

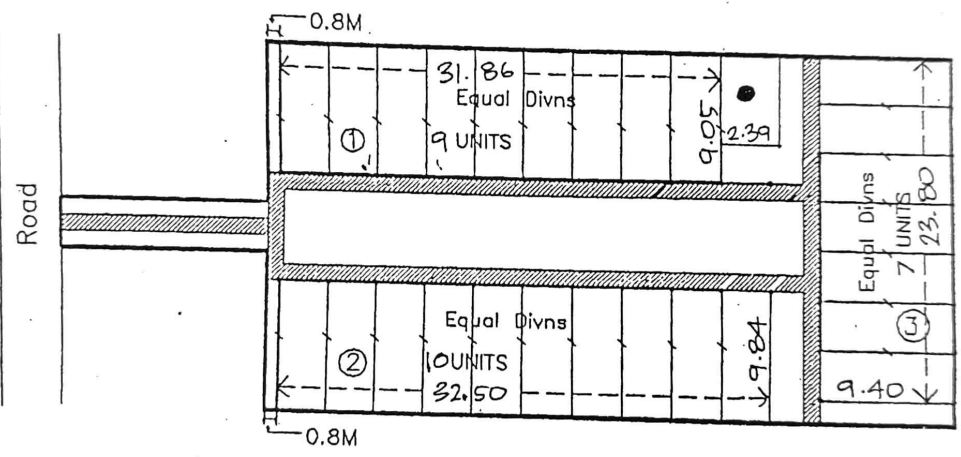
- a) Give a notice to the corporation completion upto the plinth level and 7days before the commencement of the further work.
- b) Give written notice to the corporation regarding completion of work.
- c) Obtain an occupancy certificate from the Corporation.
- d) Permit authorised officers of the corporation to enter the building or premises for which the permission has been granted at any time for the purpose of endorsing the building control Regulations and conditons of the certificate.
- 3) The structural design, building materials, fire protection, electrical installation, etc, shall be in accordance with the provisons (Except for provison in respect of floor area ratio) as prescribed in the National Building code amended from time to time by the Indian Standard Instituion.
- 4) The certificate shall remain valid for period of 1 year from the date of its issue.
- 5) The conditons of this certificate shall be bandings 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 plot boundaries shall be physically demarcated immediately, & intimatedion be give to this section before completion of plinth work.
- 8) The amount of Rs. 12500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute direction of the corporation for breach of any other building control regulations and conditons attached to the permission covered by the commencement certificate such a

**CIDCO** CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
 CIDCO BHAVAN, CBD, BELAPUR, NEW BOMBAY

<b>CLUSTER DRAWING</b>		Senior Planner	↑ NORTH
Cluster No. - B/66	Sr. Proj. Co-ordinator		
Sector No - 12	Date : 4th December, 1995		
Scheme - BUDP KHARGHAR	Scale : Not to scale		
Area of Block No.1: 288.00 M <sup>2</sup>	<b>LAND-USE STATEMENT</b>		
Area of Block No.2: 320.00 M <sup>2</sup>	Area under open-space	411.37	M <sup>2</sup>
Area of Block No.3: 224.00 M <sup>2</sup>	Area under residential(1+2+3):	832.00	M <sup>2</sup>
Type of unit - 32 M <sup>2</sup>	<b>TOTAL AREA OF CLUSTER:</b>		
No. of units - 26			1243.38 M <sup>2</sup>
(Including society office)			

**LEGEND**

- Cluster boundary ———
- Plot boundary ———
- Condominium office ●



- NOTE:**
- \* F.S.I of 1.0 is permitted on residential plots 1,2 & 3 separately.
  - \* The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
  - \* Eccentric foundation is mandatory for all columns and walls abutting the plot boundary.
  - \* For any R.C.C. structure proposed (incl. society office) it is mandatory to get the building plans approved by the Executive Engineer (Building Permission) prior to commencement of work.
  - \* In case of only ground floor structure without R.C.C. the suggested building permission need not be obtained if the enclosed architectural plan is followed, however at the time of occupancy certificate shall be obtained from the competent authority after fulfilling the formalities.

**Asstt. Marketing Officer**

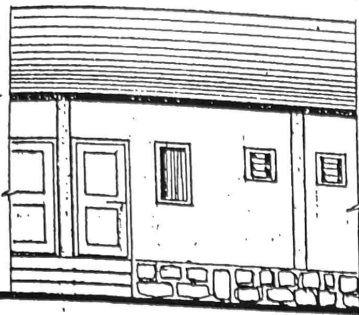
**[BUDP]**

Society office : Minimum clear width shall be 2.1m and permissible built-up area shall be 20 M<sup>2</sup>.  
 One wall of the society office shall be common to the adjacent end unit and the plinth of society office shall not encroach upon the utility services.

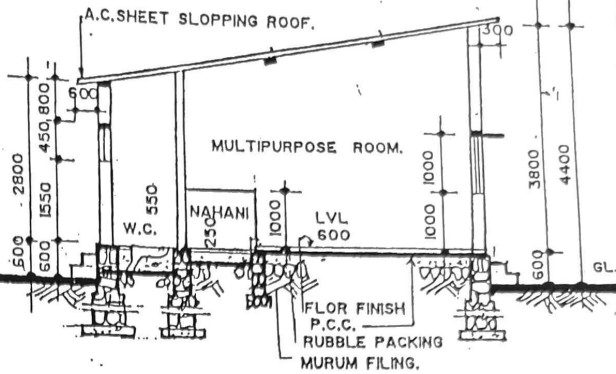
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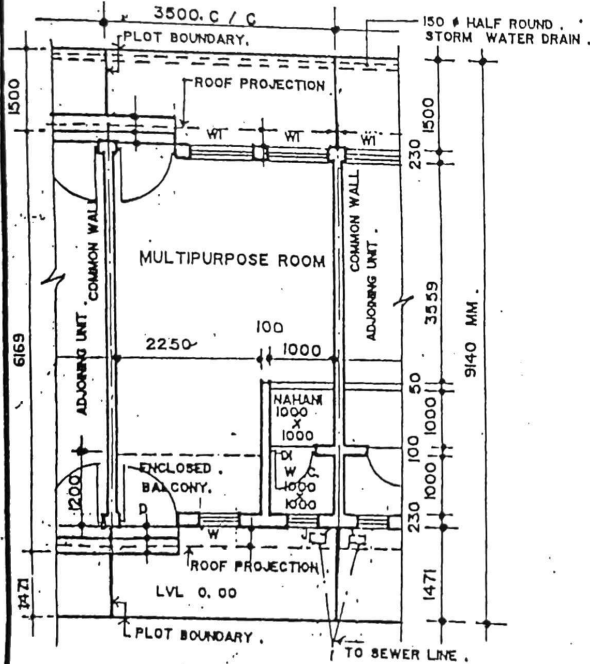
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FRONT ELEVATION



SECTION A-A



GROUND FLOOR PLAN

PLOT AREA	32.00 sqm.
BUILT UP AREA	21.60 sqm.
CARPET AREA	18.73 sqm.

THE ABOVE AREAS ARE APPROXIMATE.

NOTES

- ALL DIMENSIONS ARE IN MM.
- EXTERNAL WALLS AND COMMON WALLS SHALL BE 230 MM THICK BRICK WALL OR 150MM THICK SOLID CONCRETE BLOCK.
- ECCENTRIC FOUNDATION IS MANDATORY FOR ALL COLUMNS AND WALLS ABUTTING THE BLOCK BOUNDARY.
- FOR ANY VARIATION IN THE ARCHITECTURAL DESIGN, IT IS MANDATORY TO OBTAIN CIDCO'S APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.
- FOR R.C.C. FRAME STRUCTURE OR GR.+1 STRUCTURE, IT IS MANDATORY TO OBTAIN CIDCO'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- PLOT DIMENSIONS SHALL BE AS PER CLUSTER DRAWING.
- THE DESIGN OF THE GROUND FLOOR PLAN IS BASED ON THE PLOT HAVING STANDARD DIMENSIONS. HOWEVER, IN EVERY INDIVIDUAL CASE, ALTHOUGH THE PLOT AREA REMAINS SAME, PLOT DIMENSIONS MAY VARY AS SPECIFIED IN THE CLUSTER DRAWING.
- IN ALL CASES, THE MINIMUM WIDTHS OF FRONT AND REAR OPEN SPACES SHALL BE 1.0 M. AND 1.5 M. RESPECTIVELY.

SCHEDULE OF DOORS AND WINDOWS	
DOOR	WINDOW
D - 900 X 1900	W - 500 X 1000
D1 - 700 X 1900	W2 - 1000 X 1000
	J - 450 X 450

**CIDCO**  
NAVI MUMBAI

ARCHITECTURAL DESIGN OF 32 SQ. M.  
CORE UNIT IN B.U.D.P. SCHEME AT  
KHARGHAR, KALAMBOLI & NEAR PANVEL  
NAVI MUMBAI

Asstt. Marketing Officer  
[BUDP]

Asstt. Marketing  
[BUDP]

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महाराष्ट्र MAHARASHTRA

2024

27 DEC 2024

30AB 637893

शिवर काकाबाब अग्रवाल, ठणे

Annexure-II

Serial No: 198438

Date:

MOU

Nature of document/Article No.:

Whether it is to be registered?  if registrable Name of SRO: \_\_\_\_\_

Property Description in brief:

Consol. Amount: Rs. \_\_\_\_\_

Stamp Purchaser's Name:

Sakharam S. Chavan

Name of the other party:

Amritlal M. Yadha

through other person then Name & add. \_\_\_\_\_

Pranav

Stamp Duty Amount Rs. 100/-

Stamp Vendor Signature

Mr. Ravindra Vishnu Shingade

Stamp purchaser's sign

License No. 1201043, Shingade Services, Shop No. 47, Gr. Floor,

Prabhat Centre, Sector-1A, CBD Belapur, Navi Mumbai-400614.

Mo.: 09324704124

या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून नसल्यास खालील अटीतून आत



6 DEC 2024

S.S. Chavan-