

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

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CIN-U99999 MH 1970 SGC-014574

Ref. No. CIDCO/NAINA/Panvel/Waje/BP-182/CC/2016/ 4775

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : 00-91-22-6791 8166

Date : 28/10/2016

To,

✓ Prakriti Housing LLP

(Through Partner Shri.Vinay P. Singh & 3 others)

Shop No.28-31, Plot no.15D, Sector no. 17,

New Panvel (E)

Sub: Development permission for proposed Residential Scheme on land bearing S. No./Gut.No. 109/3 at village Waje, Taluka- Panvel, Dist-Raigad,

- Ref.:** 1. NA permission granted by District Collector Office Raigad, No मशा/एल.एन.ए.१ (ब)/एसआर ४०१/२०१३, dated २८/१/२०१५.
2. Measurement map issued by Land Record Office bearing अ.ता /बिनशेती/मो.र. नं. २८९/१६.०४.२०१५
3. Letter of Executive Engineer, M.S.E.D.Co Ltd, Panvel (U) EE/PNL (U)/ Tech/6393, dated 18/10/2013, regarding NOC for giving power supply.
4. Letter of GSDA, dated 18/5/2015 regarding provision of potable water supply.
5. NOC issued by CIDCO, vide letter No CIDCO/TPO (NM&K)/2015/845, dated 14/8/2015.
6. The Copy of Deed of Partnership of Prakriti Housing LLP, dated Jan.2013
7. Your application dated 23/06/2015 & 29/07/2015
8. Development Charges of Rs 29,81,000/- paid vide receipt No 450042, dated 25- 10-2016.
9. Payment of 30% of charges vide Notification No. TPS- 1815/CR49/15/RP(A) SECTION20 (4)/UD-13, Dated 12th February, 2016.

Sir/ Madam,

With reference to your application No. Nil, dated 23/06/2015 & 29/07/2015 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town

Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on land Bearing S.No./Gut.No. 109/3 at Village - Waje, Taluka - Panvel, Dist-Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Waje/BP 182/CC/2016/4780, dated 28/10/2016, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

M.Patil
28/10/16

(Mithilesh J.Patil)
Associate Planner (NAINA), CIDCO

Encl: As above

CC to,

1. Meenakshi & Associates
S-6A, Aadishakti CHSL. Sector-17,
New Panvel-410206
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
3. The M.S.E.D. Co Ltd
O&M Division,
Panvel-II — With a request to ensure that the Occupancy
Certificate is obtained by the applicant before
giving permanent power supply.
4. Ground Water Survey and
Development Agency,
7th floor, Konkan Bhavan,
Navi Mumbai-400614. With a request to ensure that the Occupancy
Certificate is obtained by the applicant before
giving permanent water supply.
5. The Sarpach,
Group Gram Panchayat, —
Waje.
6. Dy.I.L.R, PANVEL
7. The CCUC, CIDCO

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Date : 28/10/2016

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

A) Location: Survey No/Gut.No-109/3, village Waje, Taluka-Panvel, Dist- Raigad.

B) Land use (predominant): Green-2 (G-2), as per sanctioned Regional Plan of Mumbai Metropolitan Region, falling within 200 M from existing Gaothan boundary. And as per Draft Regional Plan of Mumbai Metropolitan Region land falls in 'Institutional Zone'.

C) Details of the proposal with BUA:

PROFORMA I		
A	AREA STATEMENT	Area in sq.mts
	a) Area of plot(as per 7/12 & NA order)	7400.00
1	b) Area of plot as per triangulation	7403.10
	Area of plot considered {least of (a) & (b)}	7400.00
	Deduction for	
	a) Existing road with widening	29.41
2	b) Proposed road	502.90
	c) Area under reservations, if any	N.A.
	Total (a+b+c)	532.31
3	Gross area of the plot (1-2)	6867.69
4	Deduction for amenity space, if any	N.A.
5	RG/Open spaces required (10% of 1 (a))	740.00
6	Net area of plot = 90% (3-4)	6180.921
7	Permissible FSI	1
8	Permissible Built-up area (6x7)	6180.921
9	RG/Open spaces provided	880.11
10	Proposed Built-up area	5602.15
11	Balance Built-up area (8-10)	578.77
12	FSI Consumed(10/6)	0.9064
13	FSI Balance (7 - 12)	0.0936
14	No. of Units proposed	141
	a) Residential unit	141
	b) Commercial units	NIL
15	No of trees to be planted	74 NOS.
B	BALCONY AREA STATEMENT	*

C	TDR	N.A.
D	PARKING STATEMENT	**
E	LOADING/UNLOADING SPACES	N.A.

D) Details of the Buildings are as follows:

BUILT-UP AREA SUMMARY IN SQ.MTS				
Floors	Bldg no. with Wing	Predominant Use	No. of floors	BUA insqmts.
1	1 (WING A & B)	Residential	Stilt + 3	1128.97
2	2 (WING A & B)	Residential	Stilt + 3	1000.39
3	3	Residential	Stilt + 3	564.09
4	4(WING A & B)	Residential	Stilt + 3	774.58
5	5 (WING A & B)	Residential	Stilt + 3	1110.90
6	6 (WING A & B)	Residential	Stilt + 3	1023.22
	Total			5602.15

E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Waje /BP-182/CC/2016/ 4780, dated 23/10/2016.

F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section – 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

1. This Commencement 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 Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such 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 (MR&TP) Act, 1966.

GENERAL CONDITIONS

2. The applicant shall :-

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2. The applicant shall :-

- a) Inform to the Corporation immediately after starting the development work in the land under reference.
- b) Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain the occupancy certificate from the Corporation.
- e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
- f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or up gradation of infrastructure.
- g) Always exhibit a certified copy of the approved plan on site.
- h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th 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' at a conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
 - d) FSI permitted.
 - d) Number of Residential flats/Commercial Units with their areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii. 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.