

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

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HEAD OFFICE :

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

PHONE : +91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/NAINA/Panvel/Vichumbe/BP-318/CC/2018/1752

Date :

7/6/2018

To,

✓ Mr. Uttam Tukaram Yalmar of M/s Vaastu Builders &
Developers who is POA holder of Shri.Arjun H Patil,
Shri. Joma H Patil, Smt.Babi Damu Patil, Smt. Shaila Shanivar Chimaney,
Shri. Ganesh Namdev Patil, Smt. Ramibai Chandrakant Pardeshi &
M/s Purva Properties through MOU of Shri. Arjun Hasha Patil & 2 others.
802,8th Floor, Satra Plaza,
Sector -19, Vashi,
Navi Mumbai-400703

**Sub: Development permission for proposed Residential building on land bearing S.No.
122/1, at Village- Vichumbe, Taluka- Panvel, District- Raigad.**

- Ref.: 1. Architect's Application received to this office on 2.8.2017 and 16.10.2017.
2. Refusal letter issued by this office on 1/9/2017.
3. BP remarks granted by The Collector Office, on S. No. 122/1, vide No. पत्र क्र: जमिनबाब/कात/1/577/2018/180 dated 8/2/2018.
4. Measurement map issued by Land Record Office bearing अतिताडि/हदकायम.मो.र.न.11555/14/09/2017.
5. 7/12 Extract dated 5.6.2018.
6. Pherphar patrak 7.9.2017
7. Copy of Letter of Additional Executive Engineer, M.S.E.D.Co Ltd, Panvel-City Sub Dn. No AEE/PNL-(CITY)/TECH/827, dated 23/6/2017, regarding NOC for giving power supply.
8. Attested copy of Letter of Senior Geologist, GSDA, Raigad, Alibag, bearing No SG/GSDA/Rai/Tech/LGW/508/2017, dated 26.7.2017 regarding quality and availability of potable water.
9. Attested copy of NOC issued by CIDCO regarding Height clearance, vide letter No CIDCO/TPO (NM&K)/2017/1469, dated 26.12.2017.
10. Attested copy of letter from Executive Engineer, Raigad Zilla Parishad, vide no जा.क्र./रजिप/बांखा/सीबी1/1598/2011, dated 3/3/2011 regarding VR no.149 road.
11. Development charges paid vide receipt no.487016 dated 25.05.2018.
12. Documents submitted by the Architect on 16.10.2017, 27.4.2018, 9.5.2018, 7.6.2018.

Sir/ Madam,

With reference to your application No Nil, dated 2/8/2017 & 16/10/2017 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 Survey no. 122/1 of village-Vichumbe, Taluka-Panvel, Dist-Raigad, the Commencement Certificate, vide

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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 : S.No. 122/1 of village- Vichumbe, Taluka-Panvel, Dist-Raigad.
- B) Land use (predominant) : As per Sanctioned NAINA IDP the land u/r falls in 'N4 Zone i.e. Urban Village Zone'.
- C) Details of the proposal with BUA :

	Area Statement	Area in Sq. M.
i	Area of plot (As per 7/12 extract)	3040.00
ii	Area of Plot as per Physical Survey	3149.628
iii	Area of plot as per Triangulation (TILR)	3143.209
iv	Area of plot considered (Least of i, ii,& iii)	3040.00
v	Area of plot within 200m Gaothan boundary	3040.00
vi	Area of plot outside 200m Gaothan boundary	NIL
A1	Area Statement for plot within 200 M Gaothan Boundary.	
1	Area of plot	3040.00
2	Deductions for	
	A Encroachment	1137.027
	B Existing road	96.231
	C Widening road	125.012
	Total (a+b+c)	1358.270
3	Gross area of the Plot (1-2)	1681.730
4	Deduction for Amenity space, if any	NA
5	RG/open spaces required (10%)	304
6	RG/open spaces Provided	307.497
7	Net area of Plot	1681.730
8	Permissible FSI	1
9	Permissible Built up Area (7X8)= 1681.730 X 1	1681.730
10	Proposed Built Up Area (a)	1677.885
11	Excess balcony area taken in FSI (b)	0.00
12	Excess terrace area taken in FSI (c)	0.00
13	Total proposed Built Up Area (a)+(b)+(c)	1677.885
14	Balance Built Up Area (9-13)	3.845
15	FSI Consumed (10/7)	0.998

- 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 upgradation 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.
 - e) Number of Residential flats/Commercial Units with their areas.
 - f) 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.
3. The amount of Rs 49500/- (Rupees Forty-nine Thousand five hundred only), deposited vide receipt No. 487015 dated 25.05.2018 with the Authority 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 stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.
 4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

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19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
20. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
21. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/16O/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.
22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.
23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS:

25. The road widening area shall be demarcated on site from where the side margins will be derived, while approaching this office for PCC.
26. You shall submit 7/12 extract and TILR plan for Division of land u/r in two parts (With Encroachment & free of Encroachment) while applying for PCC.
27. You shall shift of existing drainage pipe line passing through your plot before commencing the work on site and submit the proof regarding the same to this office.
28. You shall submit the Non-Agricultural Measurement Plan of Survey No. 122/1, Vichumbe, Panvel, Raigad while applying for Plinth Completion Certificate.
29. As per section 42 B sub section (2) of MLR Code, you shall inform in writing to the village officer and the Tehshildar within 30 days from the date on which change of use of land commenced and submit copy of the same to this office.
30. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.

Signature

for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.

45. Every plot of land shall have at least 1 tree for every 100 sqmt or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
46. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
47. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy.SLR, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Dy.SLR shall be submitted before applying for first plinth completion certificate.
48. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy.SLR, which will affect the layout, buildings etc with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.
49. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.
50. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.
51. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme
52. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
53. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
54. The applicant shall construct the society office/room as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course.

Signature

Zilla Parishad (PWD), Panvel.

5. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206.
6. The Sarpanch,
Gram Panchayat of Vichumbe,
Panvel, Raigad.
7. The CCUC, CIDCO
8. Tahasildar,
Tahasildar Office,
Near H.O.C. Colony,
Old Panvel, Panvel
Pin- 410206.

With request to divide the land u/r in
encroachment and without
encroachment area and collect
Conversion charge and NA tax as per
section 42 B of MLR Code, 1966.

