

NO. MSRDC/SPA/Rees/ Khalapur/BP-99/CC/2018/ 265  
Date: 06.03.2018



**Maharashtra State  
Road Development  
Corp. Ltd.**

(A Government of Maharashtra Undertaking)

**'Commencement Certificate'**

To,

✓ Mr. Milind H. Pote,  
Shop No - 03, Ground Floor,  
Shringarpure appt., Old Panvel 410206.

With reference to your Application dated **05/04/2017** for granting of '**Commencement Certificate**' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of **Residential buildings** on on land bearing **Gut No. 22/3/A & 22/3/B** at Village- **Rees**, Tal- **Khalapur**, Dist. - **Raigad**. The Commencement Certificate /Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 2) 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 permission has been granted.
- 3) This commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) If the construction is not commenced within a period of one year , this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 5) This permission is limited to only for land bearing **Gut No. 22/3/A & 22/3/B** at Village- **Rees**, Tal- **Khalapur**, Dist. - **Raigad** and does not entitle you to develop any other land.
- 6) The Applicant / Developer shall strictly adhere the **Standardised Development Control and Promotion Regulations applicable for Regional Plans in Maharashtra** sanctioned vide G.R No: TPS-1812/157/CR71/12/REC No 34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time which are applicable to land under reference.
- 7) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 10.2 of **Standardised Development Control and Promotion Regulations for Regional Plans** in Maharashtra sanctioned vide G.R. No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 8) Pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same. The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

**Project Office** : Special Planning Authority Expressway Smartcity Project - 1 Office No. - 204, 2nd floor, Bldg. No. - 2 (A3) Sector - 1, MBP Mahape, Navi Mumbai - 400 710. Tel. No. : 7666325832

**Regd. Office** : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.  
**Telephone No.** : 022 - 2368 6112, 2369 6109 / 3671 3673, Fax No.: 022-2368 4943  
**Website** : www.msrdc.org. **CIN** : U45200MH1996SGC101586



- 9) Inform to the Authority immediately after starting the development work in the land under reference.
- 10) The amount of **Rs. 1,00,300/- (Rupees One lakh, Three hundred Only)**, deposited vide receipt No: **820** dtd. **26/02/2018** with the Authority as Security deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 11) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Applicant / Developer shall, permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 12) Applicant/Developer shall restrict the built up area statement as mentioned in the approved plan attached to this commencement certificate.
- 13) The Applicant/Developer is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste etc.
- 14) Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 35 of the Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra dtd.21.11.2013 as amended from time to time.
- 15) The Applicant/Developer shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 16) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations, if any shall be certified by the Dy. Superintendent of Land Records. 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 Land Records department shall be submitted before applying for Plinth Completion Certificate.
- 17) This Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
- 18) The existing/proposed roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/Developer shall develop all existing/proposed roads before applying for the Plinth Certificate and maintain the same




at his own cost till such time the Authority invokes the Reg. No 13.2.3.3 of Standardised Development Control and Promotion Regulation for Regional Plans in Maharashtra sanctioned vide G.R. No.TPS-1812/157/CR71/12/REC No. 34/12/RP/UD-13 dtd. 21.11.2013 as amended from time to time. The applicant shall not restrain the public from using it.

- 19) The Applicant has to approach the Authority and take Plinth Completion Certificate as per the Reg. No 7.3, in the format as prescribed in Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide G.R. No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time.
- 20) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The Occupancy Certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 21) The Applicant/Developer 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.
- 22) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional number of new trees shall be planted.
- 23) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
- 24) The FSI for the complete area is granted and therefore, if need arise the Applicant/Developer shall handover the land required for road widening / any other improvement in the transportation network proposed by MSRDC SPA during the preparation of its Development Plan, at free of cost without claiming any compensation, in lieu thereof.
- 25) 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 is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 26) The Recreational Ground/Open spaces within this approved layout shall be developed by the Applicant/Developer before applying for the Occupancy Certificate and maintain the same at his own cost. The Recreational open space shall be for the common use of all the residents or occupants of the layout / building unit, In this regard, the Reg. no.13.3.2 of Standardised Development Control and Promotion Regulation for Regional Plans in Maharashtra sanctioned vide G.R. No.TPS-1812/157/CR71/12/REC No. 34/12/RP/UD-13 dtd. 21.11.2013 as amended from time to time is binding on the Applicant/Developer.

27) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Reg. No. 17.12 of Standardised Development Control and Promotion Regulation for Regional Plans in Maharashtra sanctioned vide G.R. No.TPS-1812/157/CR71/12/REC No. 34/12/RP/UD-13 dtd. 21.11.2013 as amended from time to time.

28) The conditions Stipulated in NA permission by the Collector, Raigad dtd. 16/02/2012 & NOCs by various Authorities shall be strictly adhered to.

Failure to comply with above conditions would result in revocation of this commencement certificate.

  
**Associate Planner**  
**SPA, MSRDC Ltd.**

CC to,

1. Ar. Swapnil M. kalyankar  
of M/s. SKA Architects  
2<sup>nd</sup> Floor, D wing, Siddhart Market,  
Opp. BJP Office, Old Panvel 410206 .
2. The District Collector, Office of the Collector,  
Revenue Dept, Near Hirakot Lake, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, Tahsildar office compound (Khalapur),  
Tal – Khalapur, Dist. – Raigad.
4. The Executive Engineer, M.S.E.D.Co.Ltd, Panvel (II),  
Subdivision, Vidyutnagar, at Bhingari, Tal - Panvel ,Dist.- Raigad.410206.