MADC

COMMENCEMENT CERTIFICATE

No. MADC/MIHA/ BP/ 39 /1319 Date:- 25 /09/2009

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, to **M/s REATOX BUILDERS & DEVELOPERS PVT. LTD.** as per the approved plans and subject to the following conditions for the development work of the proposed **Residential Township & Shopping Centre**, at Location : Khapri (Rly), bearing Survey Nos. 159(Part), 163(Part), 164(Part) & Govt. Road-(162-Part) on Plot outside PAP Scheme in the MIHAN Notified Area,Nagpur.

Total Plot area	=	**15459.500 Sq.M.**
Category		**Built Up Area in Sq.M.**
1. Residential		
Type 1 (6 Nos.Buildings)	=	9624.104 Sq.M.
Type 2 (3 Nos. Buildings)	=	6152.676 Sq.M.
Sub Total (1)	=	**15776.820 Sq.M.**
2. Commercial		
Shopping 1	=	1820.725 Sq.M
Shopping 2	=	1680.828 Sq.M.
Shopping 3	=	1820.725 Sq.M.
Sub Total (2)	=	**5322.278 Sq.M.**
Net Built up area	=	**21099.058 Sq.M.**

1) The Certificate is liable to be revoked by the M.A.D.C. if.

   a) 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.

   b) If conditions with reference to the allotment of the land, payment thereto or payment if any due to M.A.D.C. is not complied with.

   c) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the M.A.D.C. is contravened.

2) THE APPLICANT SHALL :

   a) Give a written notice to the M.A.D.C. on completion up to plinth level and 7 days before the commencement of the further work.

   b) Give written notice to the M.A.D.C. regarding completion of work.

c) **Obtain an Occupancy Certificate from the M.A.D.C.**

3) Allow the officers of the M.A.D.C. to enter the building or premises for which the permission has been granted, at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

4) The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Bureau of Indian Standards.

5) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section 48 of M.R. & T.P. Act, 1966. 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 be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

7) A certified copy of the approved plans shall be exhibited on site.

8) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-298/94, 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' on the conspicuous place on site indicating following details: -

      a) Name and address of the owner/developer, Architect and Contractor.

      b) Survey Number/City Survey Number, Plot, Number/Sector & Node of 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 Planning Authority or any other authority.

      d) Number of Industrial Units with areas.

      e) Address where copies of detailed approved plans shall be available for inspection.

9) The plot boundaries shall be physically demarcated immediately and the intimation be given to the office before completion of plinth work.

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10) The amount for Mosquito Prevention, debris, Tree Plantation deposited with MADC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the authority for breach of any Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the M.A.D.C.

11) You should approach to the Executive Engineer, M.S.E.B. for the power requirement, location of transformer if any, etc.

12) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.

13) Plantation of trees shall be non fruit bearing & non bird attracting variety, the names of which will be provided by MADC.

14) The Approach to the Building and Open Spaces on its all Sides upto 6.00 M minimum width and the Layout for the same shall be done in Consultation with Fire Consultant, and same shall be of hard surface/R.C.C. slab capable of taking the weight of Fire Engine. The said open spaces shall be kept free of obstructions and shall be motorable. Fire NOC should be obtained.

15) All building above 15 mtr. height shall be considered as high rise building and for such type of building fire safety requirement shall conform to latest amended National Building Code of India as well as Relevant IS codes and other guidelines/practices.

16) Recreation ground or amenity open space shall be developed before submission of building Completion Certificate.

17) No work should be started unless the existing structures are demolished.

18) Applicant/Architect should strictly follow all the conditions of lease agreement. Applicant & Architect will be held responsible for breach of any condition of lease agreement.

19) The Applicant, the Architect and the Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability and building construction quality should conform to withstand an earthquake of highest intensity in seismic zone II (Zone Factor - 0.10).

20) The Occupancy Certificate for the proposed building will not be granted unless the drainage lines are connected to the Main Sewer lines to the satisfaction of Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.

21) Application for Completion/Occupation Certificate shall be accompanied with the plan as per construction done on the site.

22) The building material or earth removed from the trenches should not be dumped or stored on roads. If found so you are liable to be penalized as well as bear the cost of lifting & transportation to dumping ground.

23) The building constructed, should not be occupied without obtaining the Occupancy Certificate, Otherwise you will be penalized.

24) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.

25) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant Larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966 ". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.

26) Provisions for Rain Harvesting according to the "Rain Water Harvesting and Conservation Manual, Consultancy Services Organization, Central Public Works Department, New Delhi" or "A Water Harvesting Manual for Urban Areas case studies from Delhi, Centre for Science and Environment, New Delhi 2003" till relevant IS code becomes available, shall be provided in the plot.

27) The applicant is fully aware that due to Airport and Airport-centric SEZ; the noise level around the airport shall be high. The applicant hereto undertakes not to raise any claim, demand or dispute or object to such noise in the MIHAN Notified area and not to adopt any action or proceedings in that regard against MADC, to the extent noise levels do not exceed any limits or restrictions imposed by applicable law.

28) All Plumbing services shall be made through PVC / HDPE pipes only.

29) All building shall be friendly for physically challenged.

30) Only ready-mix concrete with at least 15% fly ash added shall be used in all the construction.

31) The owner/holder of the building in SEZ should maintain the aesthetic beauty of the building. These buildings shall be painted by owners/holders once in five years to maintain outer beauty of these buildings. In case of failure, VC & MD, MADC shall get the buildings painted and cost shall be recovered from the owner/holder along with the overheads.

32) You shall obtain all necessary permissions/clearances from the concern authorities like MOEF, AAI, DGCA, MPCB etc.

33) You shall be liable to pay all leviable charges/fees/deposits and any other development charges as per MRTP Act, 1966 and as prescribed by MADC along with the amount/premium to be deposited against the additional F.S.I permissible.

34) The construction work shall be completed as per conditions mentioned in Agreement & must be applied for O.C. with all concerned NOC.

35) You are further informed that, the provision made by you for the Parking of Vehicles within your premises are binding on you and any parking outside your premises (along the road side) shall be treated as illegal. However, any future increase in the number of Parking should be provided within your premises.

36) MADC prefers that, applicant should use energy saving lighting system and keep provision for wormy culture (wherever chances of wet garbage generation exist).

37) The applicant has proposed to enclosed the balcony area to the extent of about 503.496 Sq.M. As on date MADC has not taken policy decision about the extent of premium / fees to be charged for such balcony enclosure. As on when scale of premium / fees is decided , the applicant has to pay the same within the stipulated time.

38) This commencement certificate is subject to payment of Development Charges. In case of failure to pay the Development Charges this certificate shall be treated null and void.

(R.C.Sinha)
Vice Chairman & Managing Director

C.C. to

1. M/s. Reatox Builders & Developers Pv.Ltd., 3/341,1A,Rajiv CHSL, Madhusudan Kalelkar Marg, Next to FDA,Bandra Kurla Complex, Bandra East,Mumbai- 40051

2. Associated Architects, Design & Planning Consultants, 501 Raunaq Apts, 14th Road, Chembur, Mumbai- 400071)copy of the approved plans to be) obtained from the Owner.

3. CE, MADC, Nagpur office.