CIN-99999 MH 1970 SGC-014574

# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED


**WALUJ MAHANAGAR OFFICE**
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No. CIDCO/ATPO/BP/AUR(WLJ)/2018(LP)/ 31 Date: 08 /03/2018.

To,
**SHRI. MANOJ P. JAIN & SHRI. RAJESH J. PARMAR.**
C/o. Arch. Sunil B. Patil
Plot No. 16, Shri Nagar, Sector – F,
N–5, CIDCO, New Aurangabad.

**Sub: Waluj Mahanagar Project**
**Development Permission (Final Layout Permission)** in land bearing **Gut No. 26 (Pt.), Village - Golwadi, Nagar - IV,** CIDCO Waluj Mahanagar, Tal. & Dist. Aurangabad.

**Ref:** Your letter dated 26/02/2018.

Sir,

With reference to the above referred application, Development Permission in the form of **Final Layout Permission** is hereby granted in land bearing **Gut No. 26(Pt.), Village – Golwadi, Nagar-IV,** CIDCO Waluj Mahanagar, Tal. & Dist. Aurangabad. The Plan is approved as shown in red.

The Commencement Certificate as required under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the land referred above.

You will have to take separate building permission(s) from CIDCO for the proposed construction of building(s) on the land or the plot(s) of this land.

You will also assure that the development / construction material will not be stacked by you on the road during the construction / development. You shall have to arrange water supply at your own cost for your project.

One set of approved layout plan is enclosed herewith.

Yours faithfully,

**Addl. Town Planning Officer (I/C),**
**CIDCO Waluj Mahanagar,**
**Aurangabad.**

**Copy to:**
**1**. The Collector, Aurangabad;
**2**. The Tahsildar, Aurangabad;
**3**. AO (WLJ), CIDCO; and
**4.** AEO (WLJ), CIDCO.
**Encl:** A/a.

CIDCO

**CITY AND INDUSTRIAL DEVELOPMENT CORPRATIION OF MAHARASHTRA LIMITED, WALUJ MAHANAGAR, AURANGABAD**

Town Planning Officer,
CIDCO Waluj Mahanagar,
**Aurangabad– 431 003.**

No. CIDCO/ATPO/BP/AUR(WLJ)/18(LP)/ 31 Date: 08/03/2018

# COMMENCEMENT CERTIFICATE

Layout Permission is hereby granted under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to **Shri. Manoj P. Jain & Shri. Rajesh J. Parmar,** in land bearing **Gut No. 26(Pt.), Village- Golwadi, Nagar-VI,** CIDCO Waluj Mahanagar, Tal. & Dist. Aurangabad, as per the approved plan enclosed herewith and subject to the following conditions for area mentioned below:

Layout on = **12150.00 Sq.m.**
Approved for the plots/Plot Area= **8973.42 Sq.m.**

**1.** This Certificate is liable 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 in accordance with the sanctioned plan.

b. Any of the conditions subject to which the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, such an event shall be deemed to have carried-out the development work in contravention of Section-43 and 45 of the Maharashtra Regional and Town Planning Act, 1966, and the Corporation remains indemnified from the effects of approval or refusal of any such permission.

**2.** The applicant shall –

a. Give notice to the Corporation on completion up to the plinth level within seven days before the commencement of the further work.
b. Obtain Completion Certificate from the Corporation after due completion of compound wall / fencing as per the General Development Control Regulations.
c. Permit authorized officers of the Corporation to enter into the premises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and the conditions of this Certificate.
d. Give written notice to the Corporation regarding completion of the work.
e. Install a Display Board on the conspicuous place on site indicating –

(P.T.O.)

i) Name and Address of the Owner / Developer, Architect and Contractor.
ii) Gut Nos. / CTS No. / Ward No. / Village Name along with description of its boundaries.
iii) Order No. and date of grant of development permission / re-development permission issued by Planning Authority.
iv) F.S.I. permitted.
v) No. of Residential Flats / Commercial Shops with their areas.
vi) Address where copies of detailed approved plans shall be available for inspection.
vii) A Notice in the form of an advertisement, giving all the details mentioned in (i) to (VI) above shall be published in two widely circulated newspapers, one of which should be in regional language.

3. The Structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical Installation, etc. shall be in accordance with the provision (except for the provision in respect to Floor Area Ratio as prescribed in the National Building Code amended from time to time by the Bureau of India Standards).

4. This Certificate shall remain valid for a period of one year from the date of its issue.

5. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.

6. A certified copy of approved plan shall be exhibited on site.

7. Easement Right or the Right of Way on approved layout included within holding the same shall remain un-disturbed.

8. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

9. 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 has been granted by this Corporation.

10. This permission does not entitle you to develop the land which does not vest in you.

11. You should approach Executive Engineer (M.S.E.D.C.) for the temporary power requirement, location of transformer, etc. The permanent power connection from M.S.E.D.C. can be obtained only after getting the necessary Occupancy Certificate from this Corporation.

12. **90** No. of trees shall be planted on site before obtaining Occupancy Certificate.

13. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land Ceiling & Regulation Act, 1976 and getting the building plans approved from various authorities.

14. The amount deposited with CIDCO 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 Building Control Regulations & conditions attached to the Permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

(P.T.O.)

**15.** You shall provide perpetual potable water to the consumer / occupier of tenements / units at your cost.

**16.** The owner shall get the approved layout demarcated on site by the Surveyors of the D.I.L.R., Aurangabad and shall submit to the Planning Authority (CIDCO) for records of the measurement plan certified by the D.I.L.R., Aurangabad. The demarcation of approved layout on site shall be carried-out so as not to alter / reduce the dimensions and area of the roads, open space or other reservations.

**17.** The owner shall provide at his own cost to his plot the following infrastructure facilities of such a standard (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.

a. Internal access roads along with Storm Water Drains.
b. Channelization of water courses and culverts, if any.
c. The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
d. Arrangements for conveyance and disposal of salvage and sewage without creating any in-sanitary conditions in the surrounding area.
e. Arrangements for collection of solid waste.

**18.** The owner shall permit the use of the internal access roads to provide access to an adjoining land.

**19.** The owner shall submit to the Planning Authority the scheme of development of 10% compulsory recreational space and develop it in accordance with the approved scheme.

**20.** The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

**21.** The owner shall observe all the rules in force regarding overhead / underground electric lines / transmission lines / utilities passing through the layout while designing the individual building and while getting the approval of the authority.

**22.** Open Space shown in the layout shall be kept open permanently and Open Space and Amenity Space shall be handed-over to the Gram Panchayat for maintenance.

**23.** No plot should be disposed off unless the sale permission under Section-43 of the B.T. & A.L. Act is obtained from the Sub-Divisional Officer concerned if the land under reference is a restricted tenure land.

**24.** You shall obtain Certificate of N.A. (Sanad) from Tahsildar, Aurangabad and submit to this office within 30 days from the date of receipt of the same; failing to which the Layout/Building Permission or Occupancy Certificate granted to you by this office shall deemed to be NULL & VOID; and shall automatically stand REVOKED.

**25.** Building Permission/Occupancy Certificate and Sale Permission of individual plot(s) in the Layout shall not be granted without submitting original certificate of N.A. (Sanad).

(P.T.O.)

**26.** If the plot is intended to be sold or otherwise disposed of by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the covenant to be executed by him with the proposed buyers.

**27.** Technical Report of the Executive Engineer, CIDCO about development work of roads, drainage, electrification and all other services shall be obtained prior to application for Occupancy Certificate and, forwarded to the Additional Town Planning Officer for Occupancy Certificate.

**28.** You shall abide with the conditions of any such stay or injunction granted by the competent Court for development of plot / land.

**29.** Other conditions shall be as per the forwarding letter.

**30.** This order is liable for cancellation on contravention or breach of any of the conditions contained herein.

**31.** Notwithstanding anything contained in this Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried-out and recover the cost of carrying-out the same from the grantee / successors and every person deriving title through or under them.

**32.** You will have to complete the development of infrastructure immediately.

**33.** CIDCO shall neither give internal infrastructure in this land nor any services even up to the periphery of this location.

**Addl. Town Planning Officer (I/C),**
**CIDCO Waluj Mahanagar,**
**Aurangabad.**