City & Industrial Development Corporation of Maharashtra Ltd.

NO . CIDCO/SP(NT)/BP/WLJ/2017(BP)/132

Town Planning Officer, (Waluj)
CIDCO Ltd.
AURANGABAD - 431- 003
Date : 14 / 11 /2017

To,

~~Shri./Smt.~~ / M/s. VRUNDAWAN BUILDERS & DEVELOPERS
Thro. Shri. GANESH CHANGDEV LOKHANDE & OTHER
Plot No- 70 & 71, Gut No- 140 (PT) Vill- Tisgaon
Nagar-1, CIDCO Waluj Mahanagar, AURANGABAD

WALUJ MAHANAGAR PROJECT

Sub. : Development Permission for the proposed ~~Layout~~ / Building Permission on Plot No. 70 & 71 (Amalgameted) Gut.No. 140 (PT) Village Tisgaon Tq. ~~Aurangabad~~ Dist. Aurangabad.

Ref. : Your Architect's / owner's letter dated 10/8/2017 & subsequent corrospondence

Sir/Madam,

Please refer to your application for the Development on above cited land. The Development Permission is hereby granted to construct the Building on Plot No. 70 & 71 (Amalgameted) Gut No. 140(PT) Village Tisgaon Tq. ~~Aurangabad~~ and Dist. Aurangabad.

The Plans are approved as shown in red.

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

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.

This Permission is valid only after N.A. permission obtained by you from collector under M.L.R. Code1966.

One set of approved building plan is enclosed herewith.

Yours Faithfully,

(I/c Addl. Town Planning Officer (Waluj)
CIDCO, New Aurangabad.

Encl. : A/a.
C.C. To : 01) A. E. O. (Waluj)
02) A. A. O. (Waluj)

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COMMENCEMENT CERTIFICATE

~~G.C~~ / Private Layout

Permission is hereby granted under Secation 45 of the Maharastra Regional and Town planning Act, 1966 (Maharastra XXXVII) of 1966) to ~~Shri. / Smt.~~ / M/s. Nandanvan Builders & Developers Thro. Shri. Ganesh Changdev Lokhande & other in Plot No. 70 & 71 (Amalgameted Gut No. 140 (pt) Village Tisgaon Nagar I Tq. Aurangabad and Dist .Aurangabad. As per the approved plans and subject to the following conditions for the development work of proposed Residential ~~/R+C / Commercial / Industrial~~ building.

1. No.of Buildings ..... ONE
2. Total Plot Area ..... 1247.902 ..... Sq.M.
3. Area Statement of building :
   - A) Existing total (Gross) Built up area ..... ——— ..... Sq.M.
   - B) Propsed Net /Gross Built up area ..... 1317.54 ..... Sq.M.
   - C) Area undre staircase/ Lift / consider made free of FSI ..... 85.52 ..... Sq.M.
   - D) Total (Gross) Built up area (A+B+C) ..... 1232.02 ..... Sq.M.
4. F.S.I. Consumed ..... 0.98 ..... Sq.M.

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

02. The applicant Shall :-
   a. Give notice to the Corporation on completion upto the plinth level & seven days before the Commencement of the further work.
   b. Obtain a Completion Certificate from the Corporation after due completion of compound wall/fencing as per the General Development Control Regulations.
   c. Permit authorised officers of the Corporation to enter 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 :-
   i. Name and Address of the owner/ developmers, architect and contractor.
   ii. Gut Nos./CTS No./Ward No./Village Name alogwith description of its boundaries.
   iii. Order number and date of grant of development permission/redevelopment permission/ issued by Planning Authority.
   iv. F. S. I Permitted.
   v. No. of Residential Flats and /or commercial shope 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 2"widely circulated news papers, one of which should be in regional language.

03. The structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical installation etc. shall be in accordance with the provisions (except for the provision in respect to Floor Area Ratio) As perscribed in the National Building Code; amended from time to time by the Bureau of India Standards.

04. This Certificate shall remain valid for a period of one year for the date of its issuonce.

05. 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.

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

07. Easement Right or the right of way on approved layout included within holding the same shall remain undisturbed.

08. The land vacated in Consequence of the enforcement of the set back rule shall form part of the public street.

09. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person untill Occupancy Certificate has been granted by this Corporation.

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

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

12. .....13..... Nos. 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 building plans approved from various authorities.

14. The amount of Rs. .....13,176/-..... 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 other building Controal Regulations & conditions attached to the permission covered by the commencement Certificate. Such forfieture shall be without prejudice to any other remedial right of the Corporation.

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 the site by the Surveyors of the D.I.L.R. Aurangabad and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the D.I.L.R. Aurangabad. The demacration of approved layout on the 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 on his plot the following infrastructural facilites of such standerd (I.e.standards relating to design, material or specifications) as stipulated by the Planning Authority.

    a. Internal access roads alongwith storm water drains.
    b. Channalisation 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 sullage and sewage without creating any insanitary 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 over head/under ground 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 shall be handed over to the approprite Authority.

23. No plot should be disposed off unless the sale permission under Secation -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. No development shall be taken up unless the N.A permission is obtained from the Collector under the provisions of M.L.R. Code, 1966.

25. If the plot is intended to be sold or otherwise disposed off 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 conveyance to be executed by him to him proposed buyers.

26. The plinth level will be 600 mm above the nearby road level (top of camber).

27. Technical Report of 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 Town Planning Officer for Completion 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 forwarding letter.

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

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

32. CIDCO will not supply water for construction purpose.

33. Violetions in the marginal distances shall not be allowed.

34. If at any stage, it is fourd that the information or part of information given is false or misleading, this certificate shall be considened as NULL & VOID.

Addl. Town Planning Officer, (Waluj)
CIDCO Ltd. New AURANGABAD.