CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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No.CIDCO/TPO/AFA-GH/2013/65 Date :15/1 /2013

To,
Shri Gokulsingh Raisingh Marmat & others,
Through GPA Shri Anand Sundarrao Jogdand
C/o Arch. Shri M.B . Kayande
Flat No B-9, Shiv-gaya complex
ChatrapatiNagar, **Aurangabad**

Sub :- Aurangabad Fringe Area Project.
Development Permission for Group Housing on Gut No. 138/2 (pt) at village Sawangi Tq. & Dist. Aurangabad

Ref :- 1. No.CIDCO/TPO/AFA/AUR/2012(TLP)/43 Dt. 24 /07/2012
2. Your application dated 11-12-12

With reference to your application no. 721 dt.11-12-12. For the land sub-division, and the grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development on **Gut No. 138/2 (pt)**at village **Sawangi** Tq. & Dist. Aurangabad

The land subdivision layout is finally approved as demarcated and the **Commencement Certificate/Building Permit** is granted under Section 45 of the said Act, to **Shri Gokulsingh Raisingh Marmat & others, Through GPA Shri Anand Sundarrao Jogdand** on Gut No. **138/2** (pt) Village **Sawangi** Tq. & Dist. Aurangabad, As per the approved plan and subject to the following conditions for development works of proposed.

A) Total Land Area	: 22000.00 sq.m.
B) Permissible F.S.I. (75 % of A)	: 14850.00 sq.m.
C) Proposed B/up area	: 14820. 75 sq.m.
D) Provided Ground coverage	: 4929. 73 sq.m.
E) FSI Consumed	: 0.748
F) Proposed LIG B/up area	: 3054. 252 Sq.m. (20.61 %)
G) Proposed MIG B/up area	: 2612. 532 Sq.m. (17.00 %)
H) Provided Open space	: 2200. 00 sq.m.
I) Provided Amenity plot area	: 2200. 00 sq.m.

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting etc before taking completion certificate and hand it over to the Municipal Council after developing them to the satisfaction of the S.P.A.

2. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No 13.3, the said open space as per approved plan stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.

3. 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 same is obtained by the application through fraud or misrepresentation 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 Maharashtra Regional and Town Planning Act 1966, and Corporation remains indemnified from the effects of approval or refusal of any such permission.

4. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

5. 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.

6. The Commencement Certificate/Building permit shall remain valid for a period of one year commencing from the date of its issue.

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

8. The applicant shall : -

   a. Permit authorized officers of the S.P.A. 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.

   b. Give written notice to the S.P.A. regarding completion of the work.

   c. Install a Display Board on the conspicuous place on site indicating: -

      i Name and Address of the owner/developers, architect and contractor. Gut Nos./ CTS No./ Ward No./Village Name along with description of its Boundaries.

      ii. Order number and date of grant of development permission / redevelopment permission/ issued by S.P.A..

      iii. F. S. I permitted and F.S.I. consumed.

      iv. Number of Residential/Commercial Flats and shop with their areas.

      v. Up to date address where copies of detailed approved plans shall be available for inspection.

      vi. A notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall be published in 2 weekly circulated news papers one of which should be in regional language.

9. The structural Designing, Building Materials, Plumbing Services, Fire safety provision, 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.

10. 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.

11. A Certified copy of approved plan shall be exhibited on site.

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

13. You should approach Executive Engineer (M.S.E.B.) for the temporary power requirement, location of transformer etc. The permanent power connection from (M.S.E.B.) can be obtained ONLY AFTER getting the necessary occupancy Certificate from this S.P.A.

14. The grant of this permission is subject to the provisions of any other rules/ regulations for the time being in force and that may be applicable to the case.

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

16. The owner at his own cost shall provide in his plot the following infrastructure facilities of such standard (I.e. standards relating to design, material or specifications) as stipulated by the S.P.A.
    a. Internal access roads along with storm water drains.
    b. Canalization of watercourses and culverts, if any.
    c. The arrangements of water supply and drainage disposal system shall be made by the owner of the plot at his own cost.
    d. Arrangements for conveyance and disposal of sludge and sewage without creating any insanitary conditions in the surrounding area.
    e. Due arrangements for collection of solid waste.

17. The owner shall permit the use of the internal access roads to provide access to an adjoining land whenever and wherever required.

18. Open space shown in the layout shall be kept open permanently and the owner shall submit to the S.P.A./ appropriate authority the scheme of development of this compulsory recreational open space and develop it in accordance with the approved scheme.

19. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the S.P.A.

20. 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 white getting the approval of the authority.

21. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner, only on or 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 proposed buyers.

22. 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 .

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

24. Other conditions shall be as per covering letter.

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

26. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Corporation 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.

27. The potable water supply is the sole responsibility of the plot owner.

28. At the time of plinth certificate you have to submit original TILR map showing permanent references such as Trees, Building, structures etc and also adjacent plots confirming that the construction is in progress on subject plot.

29. Paiki number in gut number shall be removed from Revenue Authority before next stage (plinth completion, revalidation etc)

30. If the submitted document at any time in future are found false/incorrect/forged the permission shall be treated invalid.

31. This Development Permission does not mean that, the title of this land/plot/plots is verified and certified by CIDCO

Town Planning Officer
Aurangabad Fringe Area, CIDCO
New Aurangabad.

Copy to –

1. Special D.P. unit, Town Planning Dept.
2. The Administrator / A.E.O., CIDCO
3. A.O.(NT)