CIN-99999 MH 1970 SGC-014574

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE
Cetral Facility Building
Growth Centre, Nagar-1
Tisgaon, Tq./Dist.: Aurangabad
☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE
Udyog Bhavan
New Aurangabad-431003
☎: 2485321 / 22 / 23
Fax : 0240-2485324

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point, Mumbai-400021
☎: 22022420, 22022481, 22022579
Fax: 022-22022509

No. CIDCO/TPO/AFA(FLP)/2019/ 130 Date: 29 /03/2019

To,

M/s. Bhuvi Landmarks LLP,
Thro' Partner – Mr. Pravin Dhanraj Somani
C/o. M/s. SAMIL Architects,
'Nishigandh – C', Rana Nagar, Opp. Hotel Atithi,
Jalna Road,
AURANGABAD.

Sub: Aurangabad Fringe Area Project
Revised Final Layout Permission for **'Plotted Development'** in **Gut No.37 (Pt)**, Village – **Hirapur,** Ta. & Dist. Aurangabad

Ref:
1) Revised Tentative Layout Permission No. CIDCO/TPO/AFA-TLP/2019/51 dated 27.02.2019
2) Your application dated 18.03.2019 for Final Layout Permission.

Sir,

This has reference to your application submitted in this office vide **Inward No.822** dated **18.03.2019** seeking approval for land sub-division 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 Revenue Survey / **Gut No. 37 (Pt),** village – **Hirapur,** Ta. & Dist. Aurangabad.

The **Land Sub-Division Layout**, as demarcated, is finally approved under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 for **M/s. Bhuvi Landmarks LLP, Thro' Partner – Mr. Pravin Dhanraj Somani** in **Gut No. 37 (Pt),** village – **Hirapur,** Ta. & Dist. Aurangabad, as per the plan hereby approved and also subject to following conditions, for development work as proposed:

A) Total Land Area	**:**	**:**	**8000.00 Sq.m.**
B) Area under 30 m. wide DP Road Cutting		**:**	**626.08 Sq.m.**
C) Net Land Area	**:**	**:**	**7373.92 Sq.m.**
D) Area under Open Space	**:**	**:**	**739.55 Sq.m.**
E) Area under Internal Roads	**:**	**:**	**947.51 Sq.m.**
F) Area under Residential Plots	**:**	**:**	**5686.86 Sq.m.**
G) Area under Plots (90% of Gross Area)		**:**	**6636.52 Sq.m.**
H) Total Plotted Area on Pro-rata Basis		**:**	**6636.57 Sq.m.**

(P.T.O.)

1. You shall obtain Receipt regarding "Non-Agriculture Use" from the concerned Authority, Aurangabad and submit it to this office within 30 days from the date of its issuance; failing which, the Layout Permission / Building Permission / Occupancy Certificate granted to you by this office shall be deemed to be null & void and shall stand revoked.

2. Building Permission / Occupancy Certificate and Permission for Sale of individual plots in the layout, shall not be granted without receipt regarding N.A.

3. 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 Municipal Council, after developing them to the satisfaction of the 'Special Planning Authority' (CIDCO).

4. As per the Undertaking submitted by you in respect of the 'Recreational Open Space' as stipulated in Regulation No. 13.3, the said Open Space as per the Approved Plan, stands vested in the name of plot-holders of the layout or the Society of the plot-holders and, you have no right of ownership or interest in the said 'Recreational Open Space'.

5. This Certificate is liable to be revoked by the Corporation if –

   a. The development work in respect of which the permission is granted under this Certificate, is not carried-out or the use thereof is not in accordance with the sanctioned Plans.

   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.

6. The land vacated in consequence of the enforcement of the Set-Back Rules, shall form part of the Public Street.

7. 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.

8. **This Commencement Certificate / Building Permission shall remain valid for a period of ONE YEAR commencing from the date of its issue.**

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

10. The applicant shall –

    a) Permit authorized 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.

    b) Give written notice to the Corporation regarding completion of the work.

    c) Install a Display Board on the conspicuous place on site, indicating –

       i) Name and Address of the Owner / Developer, Architect and Contractor.

       ii) Revenue Survey No. / Gut No. / CTS No. / Ward No. / Village Name alongwith 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.

..Contd.on 02..

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 circulating newspapers, one of which should be in regional language.

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

12. 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.

13. A certified copy of the Approved Plan shall be exhibited on site.

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

15. You should approach Executive Engineer (M.S.E.D.C.L.) for the temporary power requirement, location of Transformer, etc. The permanent power connection from M.S.E.D.C.L. can be obtained ONLY AFTER getting necessary Occupancy Certificate from the Special Planning Authority (CIDCO).

16. 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.

17. You shall provide perpetual potable water to the consumers / occupiers of tenement / units at your own cost.

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

    a) Internal access roads alongwith Storm Water Drains.
    b) Channelization of Water-Courses 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 in-sanitary conditions in the surrounding area.
    e) Due arrangements for collection of Solid Waste.

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

20. 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.

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

22. The owner shall observe all the rules in force regarding over-head / underground Electric Lines / Transmission Lines / Utilities passing through the layout while designing the individual building and while getting the approval of the authority.

23. 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 covenant to be executed by him with the proposed buyers.

(P.T.O.)

24. 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 Occupancy Certificate.

25. You shall abide with the conditions of any such Stay or Injunction granted by the competent Court for development of plot / land.

26. This Order is liable for cancellation on contravention or breach of any of the conditions contained herein.

27. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Special Planning Authority (CIDCO) to direct for removal or alteration of any structures erected or the use contrary to the provisions of this grant. Special 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.

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

29. At the time of 'Plinth Completion Certificate', you have to submit original T.I.L.R. Map showing permanent references such as Trees, Building, Structures, etc. and also adjacent plots confirming that, the construction is in progress on the subject plot.

30. Paiki Number in Gut Number shall be removed from the Revenue Authority before the next stage (Plinth Completion, Revalidation, etc.)

31. With reference to Clause No. 24.1(b) of Development Control & Promotion Regulations for 'A', 'B' and 'C' Class Municipal Councils, it is hereby committed that, additional F.S.I. shall be permitted as mentioned in the said Clause. It may be noted that, for utilization of balance F.S.I. as 'Transfer of Development Rights', the latest approved policy / guidelines shall be applicable.

32. If the submitted documents, at any time in future, are found false / in-correct / forged, this permission shall be treated as in-valid.

33. Construction within Marginal Open Spaces shall not be permitted; otherwise Occupancy Certificate shall not be granted.

34. Sale of Plots / Flats / Row-Houses shall be done only after completion of infrastructure to the satisfaction of the Special Planning Authority (CIDCO).

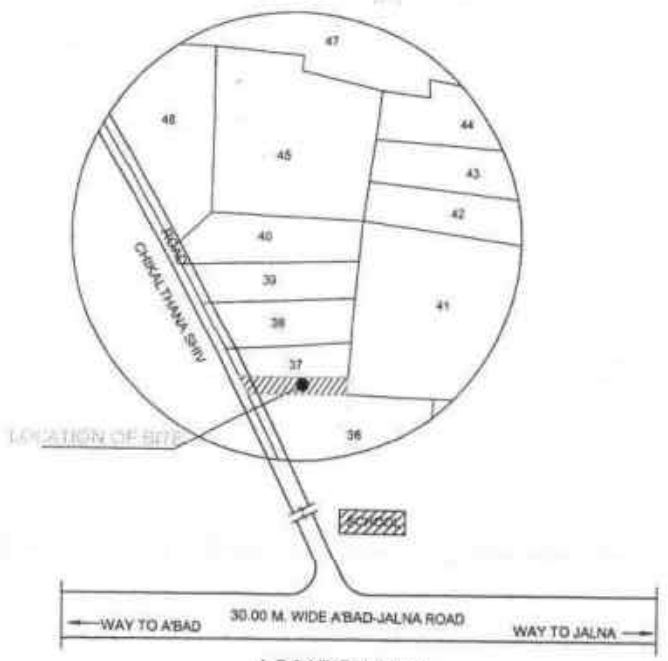
35. Before disposal of property, you have to obtain Occupancy Certificate and No Objection Certificate for sale of Plots / Flats / Row-Houses.

36. This Development Permission does not mean that, the title of this land / plot(s) is verified and certified by CIDCO.

Associate Planner (New Towns),
Aurangabad Fringe Area, CIDCO,
New Aurangabad.

Copy to :

1) Tahsildar, Tahsil Office, Aurangabad.
2) Thro' Administrator (Aur/Wlj)
   Asstt. Controller of Unauthorised Constructions, CIDCO.



LOCATION PLAN
SCALE:- N.T.S



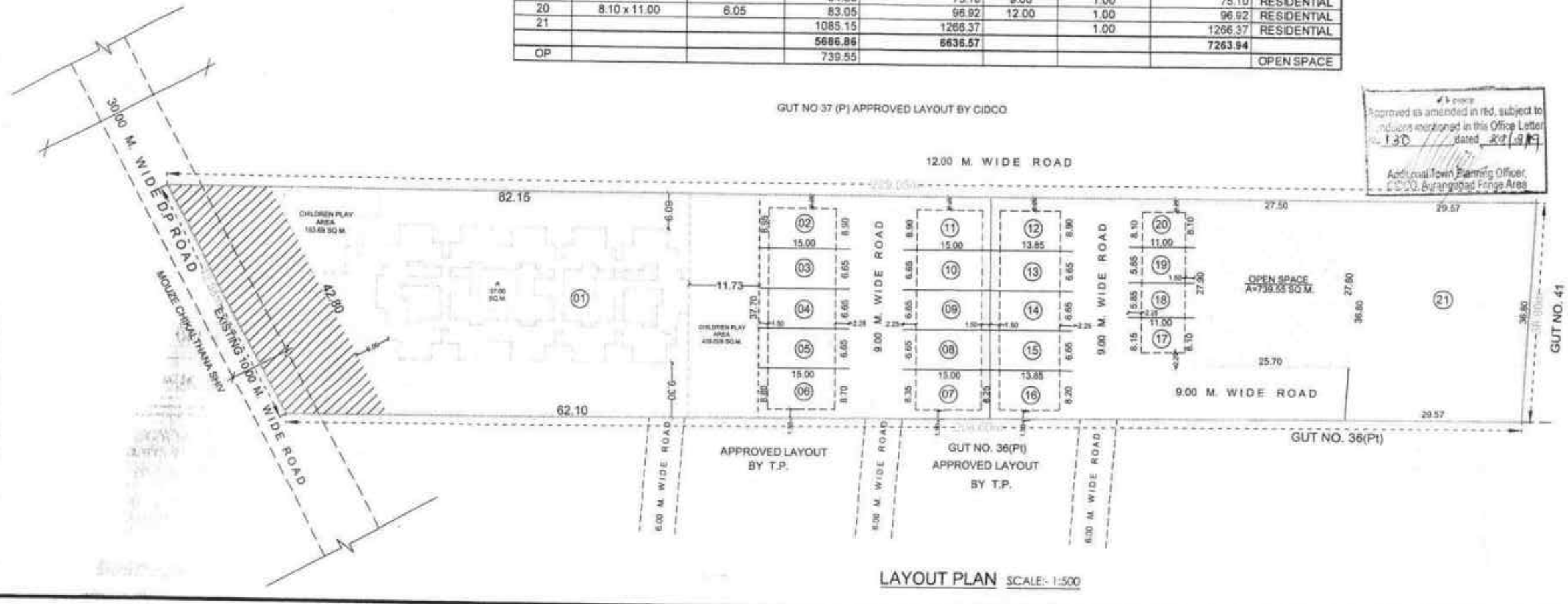
BLOCK PLAN
SCALE:- 1:1000

A). $\frac{33.91 + 36.35}{2}$ x 227.75 = 8000.85 (TOTAL AREA= 8000.00 SQ.M.)

PLOT AREA STATEMENT

PLOT NO NO	PLOT DIMENSIONS (IM METERS) M x M	ROUNDING AREA OF ROAD (IF ANY)	PLOT AREA (B-C)	BUILTUP AREA ON PRO-RATA BASIS (D x FACTOR OF FSI) SQ.M. i.e. D x 1.167	FRONT ROAD WIDTH (M)	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON NORMAL FSI (ExG)	TYPE OF PLOT
A	B	C	D	E	F	G	H	I
1		28.05	2688.00	3136.90	30.00	1.20	3764.28	RESIDENTIAL
2	(8.95+8.90) x 15.00 / 2	6.05	127.82	149.17	12.00	1.00	149.17	RESIDENTIAL
3	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
4	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
5	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
6	(8.80+8.70) x 15.00 / 2		131.25	153.17	9.00	1.00	153.17	RESIDENTIAL
7	(8.35+8.25) x 15.00 / 2		124.50	145.29	9.00	1.00	145.29	RESIDENTIAL
8	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
9	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
10	6.65 x 15.00		99.75	116.41	9.00	1.00	116.41	RESIDENTIAL
11	8.90 X 15.00	6.05	127.45	148.73	12.00	1.00	148.73	RESIDENTIAL
12	8.90 x 13.85	6.05	117.21	136.78	12.00	1.00	136.78	RESIDENTIAL
13	6.65 x 13.85		92.10	107.48	9.00	1.00	107.48	RESIDENTIAL
14	6.65 x 13.85		92.10	107.48	9.00	1.00	107.48	RESIDENTIAL
15	6.65 x 13.85		92.10	107.48	9.00	1.00	107.48	RESIDENTIAL
16	(8.25+8.25) x 13.85 / 2		113.91	132.93	9.00	1.00	132.93	RESIDENTIAL
17	(8.15+8.10) x 11.00 / 2	4.35	85.02	99.22	9.00	1.00	99.22	RESIDENTIAL
18	5.85 x 11.00		64.35	75.10	9.00	1.00	75.10	RESIDENTIAL
19	5.85 x 11.00		64.35	75.10	9.00	1.00	75.10	RESIDENTIAL
20	8.10 x 11.00	6.05	83.05	96.92	12.00	1.00	96.92	RESIDENTIAL
21			1085.15	1266.37		1.00	1266.37	RESIDENTIAL
			5686.86	**6636.57**			**7263.94**	
OP			739.55					OPEN SPACE

GUT NO 37 (P) APPROVED LAYOUT BY CIDCO



LAYOUT PLAN SCALE:- 1:500

Approved as amended in red, subject to conditions mentioned in this Office Letter No. 130 dated 20.3.19
Additional Town Planning Officer, CIDCO, Aurangabad Fringe Area

- THE LAYOUT IS FINALLY APPROVED FOR 6636.57 SQ.M. ONLY MARKED AS 1 TO 21
2. PLOT SHOULD NOT BE DEVELOPED OR SOLD WITHOUT BUILT-UP FROM CIDCO
3. DEVELOPMENT CHARGES ARE PAID RS. 128375 ONLY BY CHALLAN NO. 1143 DATED 5/7/19.
- THE LAND WILL HAVE TO BE USED FOR PURPOSE ONLY AS DEVELOPMENT OF THESE LAND AS PER DCR
- THE PERMISSION DOES NOT GIVE ANY RIGHT OR TITLE OF THE LAND ACQUIRED AND CONVEYED BY CIDCO.
- THE COMPANY SHALL NOT SHIFT OR SELL THE NA PERMISSION IS ISSUED FROM CIDCO FOR UNDER PERMISSION OF ULC CODE 1976.

● FOR OFFICE USE

● LAND AREA STATEMENT

1.	GROSS AREA OF PLOT /LAND	8000.00 SQ.M.
2.	DEDUCTIONS FOR	
	(a) 30. 00 m WIDE D.P. ROAD	626.08 SQ.M.
	(b) PROPOSED ROAD	000.00 SQ.M.
	(c) ANY RESERVATION	000.00 SQ.M.
	TOTAL DEDUCTION (a+b+c)	626.08 SQ.M.
3.	REMAINING GROSS AREA OF PLOT (1-2)	7373.92 SQ.M.
4.	DEDUCTIONS FOR	
	(a) OPEN SPACE	739.55 SQ.M.
	(b) INTERNAL ROADS	947.51 SQ.M.
	(c) AMENITY SPACE	000.00 SQ.M.
	TOTAL DEDUCTION (a+b+c)	1687.06 SQ.M.
5	AREA UNDER PLOTS (3-4)	5686.86 SQ.M.
6.	NET AREA OF PLOTS FOR FSI CALCULATION 90% x ((1) - (2-4C)) = 90% x (8000.00-(626.08+0))	6636.52 SQ.M.
7.	PERMISSIBLE AREA FACTOR FOR LAYOUT PLOTS 6 / 5 (6636.52/5686.86)	1.167

● JOB TITLE

DEMARCATED LAYOUT PLAN OF GUT NO 37(PART) SITUATED AT VILLAGE HIRAPUR, TQ. & DIST. AURANGABAD

● OWNER SIGN

M/S BHUVI LANDMARKS L.L.P. THROUGH PARTNER PRAVIN DHANRAJ SOMANI

● ARCHITECT SIGN

Certified that the plot under reference was surveyed / /2019 and the dimension of sides etc. of plot stated on plan are measured on site and the area so worked out tally with the area stated in documents of ownership/TP ACT.

NORTH WEST EAST SOUTH

SCALE:- 1:500