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(LP&BP)/2019/ 122 Date: 14 /03/2019

To,

Mr. Prabhakar Laxman Jagdale
C/o. Arch. Mr. Dhananjay Dolfode,
"Ganraj", Plot No. 3 & 4,
Gajanan Colony,
AURANGABAD.

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Sub: Aurangabad Fringe Area Project
Final Layout alongwith Building Permission for **'Group Housing Scheme'** in **Gut No.217 (part)**, Village – **Sawangi,** Ta. & Dist. Aurangabad

Ref: Your application dated 31.01.2019 for Building Permission.

Sir,

This has reference to your application submitted in this office vide **Inward No.743** dated **31.01.2019** for seeking 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 work of **Group Housing Scheme** in Revenue Survey / **Gut No. 217 (part),** village – **Sawangi,** Ta. & Dist. Aurangabad.

The **Commencement Certificate / Final Layout & Building Permission** is hereby granted under Section-45 of the Maharashtra Regional and Town Planning Act, 1966 to **Mr. Prabhakar Laxman Jagdale** in Revenue Survey / **Gut No. 217 (part),** village – **Sawangi,** Ta. & Dist. Aurangabad, as per the plan hereby approved and also subject to following conditions, for development work of proposed **'Group Housing Scheme'** Buildings

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A)	**Total Land Area**	:	**6500.00 Sq.m.**
B)	**Road Cutting Area (60 mtr. DP Road)**	:	**2200.00 Sq.m.**
C)	**Net Land Area**	:	**4300.00 Sq.m.**
D)	**Allowable Built-up Area (90% for GHS):**	:	**3870.00 Sq.m.**
E)	**Total Proposed Built-up Area** [Including Commercial Built-up Area = 594.04 Sq.m.]	:	**2305.72 Sq.m.**
F)	**Area under 10% Open Space**	:	**430.00 Sq.m.**

G) FSI Calculations -

Net Plot Area (Sq.m.)	Permissible Built-up Area (Sq.m.)	Permissible FSI	Proposed Built-up Area (Sq.m.)	FSI Consumed
4300.00	3870.00	0.90	2305.72	0.536

(P.T.O.)

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

2. 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'.

3. 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.

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. **This 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 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.

      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.

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9. 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.

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 the Approved Plan shall be exhibited on site

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

13. 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).

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 consumers / occupiers of tenement / units at your own cost.

16. 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.

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 / underground Electric Lines / Transmission Lines / Utilities passing through the layout while designing the individual building and while 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 covenant to be executed by him with the 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 Occupancy Certificate.

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

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

25. 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.

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

27. 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.

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

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

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

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

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

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

I/c **Associate Planner (New Towns),**
Aurangabad Fringe Area, CIDCO,
New Aurangabad.

Copy to :

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

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