CIN-99999 MH 1970 SGC-014574

आज़ादी का अमृत महोत्सव

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
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Nariman Point, Mumbai-400021
☎: 22022420, 22022481, 22022579
Fax: 022-22022509

No. CIDCO/TPO/CSNFA-TLP/2024/08 Date: 25 /04/2024

To,

M/s. Shankara Builders, Thro' Partners –
Mr. Ganesh Pandurang Kolte and
Mr. Gopal Jugalkishor Jaju,
C/o. Arch. Mr. Dhananjay Doifode,
"Ganraj", Plot No. 3 & 4, Gajanan Colony,
Garkheda Area,
CHHATRAPATI SAMBHAJINAGAR.

Sub: Chh. Sambhajinagar Fringe Area Project
Tentative Layout permission for **'Group Housing Scheme'** on the land in Gut No. **12 (part),** Village – **Pisadevi,** Ta. & Dist. Chhatrapati Sambhajinagar.

Ref: Your application dated 23.01.2024 & subsequent correspondence.

Sir,

With reference to your application Inward No. **327** dated **23.01.2024**, for the land sub-division approval 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 in respect of the above mentioned land, it is to inform you that, the land sub-division layout is hereby **tentatively approved** and recommended for demarcation subject to the following conditions :

1) You will get the land sub-division layout demarcated on the site by the Land Records Department and submit certified copies to that effect for final approval alongwith six copies of Demarcated Layout.

2) It shall be responsibility of the owner to carry out all the development work including construction of road, sewer line, water supply line, culverts, bridges, street lighting, etc. and hand it over to the Concerned Authority after development of them to the satisfaction of the Authority.

(PTO)

3) You have to pay Infrastructure Development Cost and Development Charges, etc. as per the Undertaking submitted by you.

4) Corrections, if any, as indicated in the enclosed plan shall have to be incorporated in the final plan.

5) Electric lines, if any, shall be shifted before Final Layout Permission.

6) Natural nallas, if any, shall be preserved. In case of necessity of nalla training or construction of retaining walls, due permission, if required, shall be taken from the Competent Authority.

7) Sale of plots shall be done only after completion of infrastructure to the satisfaction of SPA.

8) This Tentative Layout Permission does not mean that, the title of this land is verified and certified by CIDCO.

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

10) You will have to submit an Undertaking in respect of recreational Open Spaces as stipulated in the Regulations.

11) You have to take permission from concerned Department before cutting the trees, if any, within the layout.

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

One set of Layout Plan **Tentatively Approved**, is returned herewith. This Tentative Layout Permission is for demarcation purpose only.

Senior Planner (New Towns)-I/c,
Chh. Sambhajinagar Fringe Area, CIDCO,
Chhatrapati Sambhajinagar

Copy to :

1) The Collector, Chh. Sambhajinagar / Tahsildar, Chh. Sambhajinagar
2) Dy. Superintendent of Land Records, Chh. Sambhajinagar.
3) A.D.O. (Unauthorised Constructions – CSNFA), CIDCO.