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/ATPO/BP/WLJ/2024/432

Town Planning Officer, (New Town)
CIDCO Ltd.
Chhatrapati Sambhajinagar – 431136
Date: 06 / 06 / 2024

To,

Shri/Smt./M/s. Milind Eknath Bhagat,
Riyanka Milind Bhagat,
Shri. Ripal Milind Bhagat,
Sow. Kanchan Suresh Kale &
Sow. Pushpa Suresh Tarodekar
Plot No. 13 to 15 (Amalgamated), Gut No. 168 (Part),
Village-Tisgaon, Nagar-I,
CIDCO, Waluj Mahanagar,
Chhatrapati Sambhajinagar.

WALUJ MAHANAGAR PROJECT

Sub.: Development Permission / ~~Revised~~ ~~Permission~~ for the proposed Building (s) on Plot No. 13 to 15 (Amalgamated), Gut No. 168 (Part), Village-Tisgaon, Nagar-I, Tq. & Dist. Chhatrapati Sambhajinagar.
Ref.: Your Architect's / Owner's Letter dated. 08/12/2022.

Sir/Madam,

Please refer to your application for development on above called land. The Development Permission is hereby granted to construct the Building on Plot No. 13 to 15 (Amalgamated), Gut No. 168 (Part), Village- Tisgaon, Tq. And Dist. Chhatrapati Sambhajinagar. The Plans are approved as shown in red.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional 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. Code 1966.
One set of approved building Plan is enclosed herewith.

Yours Faithfully,

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

I/C. Addl. Town Planning Officer, (New Town)
CIDCO, New Chhatrapati Sambhajinagar.

City & Industrial Development Corporation of Maharashtra Ltd.

NO.: CIDCO/ATPO/BP/WLJ/ 2024/432

Date 06 /06 / 2024

Town Planning Officer, (New Town)
CIDCO Ltd.
Chhatrapati Sambhajinagar – 431 136

COMMENCEMENT CERTIFICATE

~~G.C~~./Private layout.
Permission/~~Revised~~ ~~Permission~~ is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. /Smt. /M/s. Milind Eknath Bhagat, Riyanka Milind Bhagat, Shri. Ripal Milind Bhagat, Sow. Kanchan Suresh Kale & Sow. Pushpa Suresh Tarodekar in on Plot No. 13 to 15 (Amalgamated), Gut No. 168 (Part), Village- Tisgaon, Nagar-I, Tq. And Dist. Chhatrapati Sambhajinagar. As per the approved plans and subject to the following Condition for the development work of proposed Residential / ~~R + C~~ / ~~Commercial~~ / ~~Industrial~~ Building.

Earlier Permission granted an ..... (if any)

I. No. of Building = **Two**.
II. Total Plot Area = 966.49 Sqm.
III. Area Statement Of Building =
   A) Existing total (Gross) Built Up area = ... Sqm.
   B) Proposed Gross Built Up area = 1695.632 Sq. M.
   C) Area under staircase / Lift made free of FSI = ...Sqm.
   D) Total (Gross) Built up area (A +B) = 1695.632 Sqm.
IV. FSI consumed = 1.754 (With Ancillary F.S.I.)

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 same is obtained by the application 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 Corporation remains indemnified from the effects of approval or refusal of any such permission.
02. The applicant shall:-
   a. Give notice to the Corporation of completion up to 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 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 conditions this Certificate.

d. Give written notice to Corporation regarding completion the work.

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

i. Name and Address the owner /developers, architect contractor.
ii. Gut Nos. /CTS No. /Ward No. /Village Name along with description of its boundaries.
iii. Order number and date of grant of development permission/redevelopment issued Planning Authority.
iv. F.S.I Permitted.
v. No. of Residential Flats and/or commercial shop with their areas.
vi. Address where copies of detailed approved plans shall be available for inspection (i) to (vi) above shall published in 2 widely circulated newspapers, one which should be in regional language.

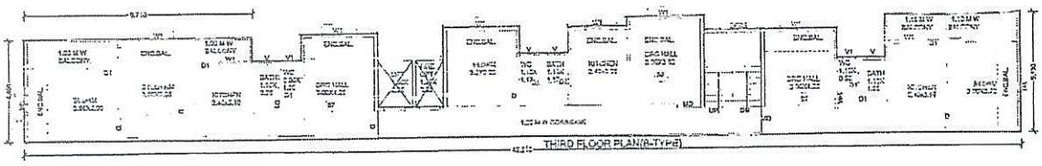
03. The structural Designing, Building Materials, Plumbing Services, Fire Protections, Electrical Installation etc. shall be in accordance with the provisions (except for the provision in respect to Floor Area Ratio) As prescribed in the National building Code; amended from time to time by the Bureau of India Standards.
04. This Certificate shall remain valid for a period of one year for the date of its issuance.
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. 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 setback rule shall form (Part) of the public street.
09. No new building or (Part) there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by this Corporation.
10. This permission does not entitle you to develop the land which does not vest in you.
11. You should approach executive Engineer (M.S.E.D.C.) for the temporary power requirement, location of transformer etc. The permanent power connection from (M.S.E.D.C.) can be obtained only after getting the necessary Occupancy Certificate from this corporation.
12. 18 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. 16,957/- 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 Control Regulations & conditions attached to the permission covered by the commencement Certificate. Such forfeiture 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 you cost.

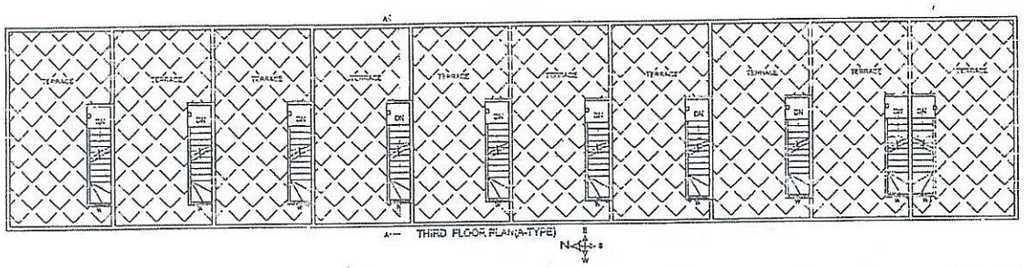
16. The owner shall get the approved layout demarcated on the site by the Surveyor of the D.I.L.R Chhatrapati Sambhajinagar and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the D.I.L.R. Chhatrapati Sambhajinagar. The demarcation of approved layout on the 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 facilities of such standard (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority:-
    a. Internal access roads along with storm drains.
    b. Channalisation of water courses and culverts, if any.
    c. The arrangement 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 overhead/underground 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 appropriate Authority.
23. No plot should be disposed of unless the sale permission under Section-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 of by the owner, it shall be done by the owner only subject to the condition mentioned in this order and Commencement Certificate. He shall invariable make specific mention about these conditions in the conveyance to be executed by him to him proposed buyers.
26. The plinth level will be 450 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.

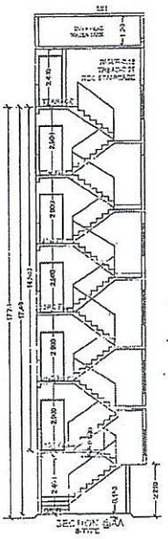
30. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
31. Notwithstanding anything contained in the Commencement Certificate conditions shall be Lawful for the Planning Authority to direct the removal or alternation of any structures erected or the 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. If at any stage, it is found that the information or part of information given is false or misleading this certificate shall be considered as NULL & VOID.

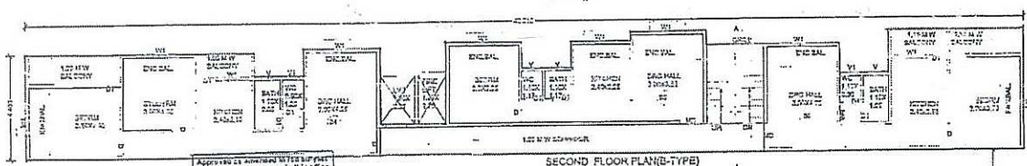
I/C. Addl. Town Planning Officer (New Town),
CIDCO Ltd., New Chhatrapati Sambhajinagar.

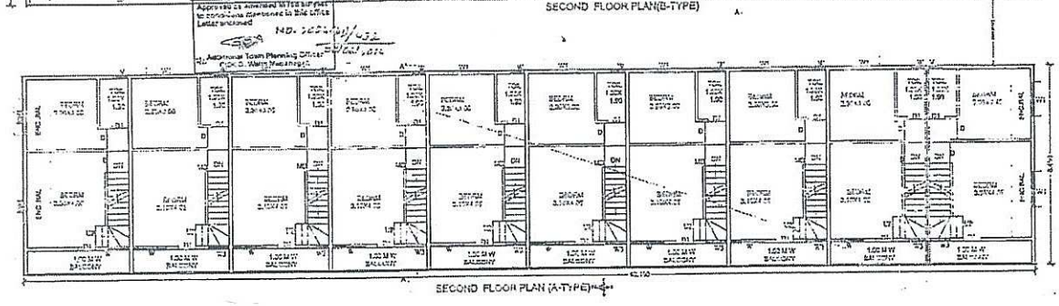
SHEET NO-01

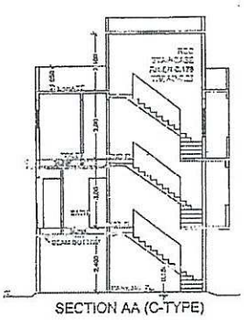

THIRD FLOOR PLAN(B-TYPE)

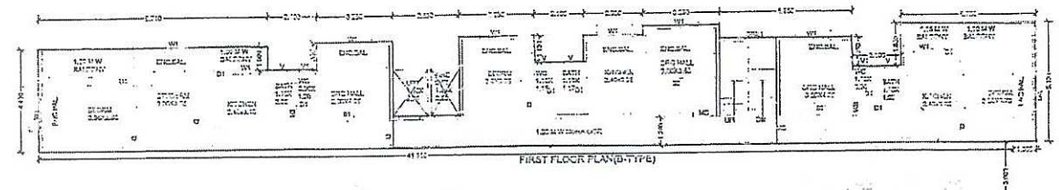

THIRD FLOOR PLAN(A-TYPE)

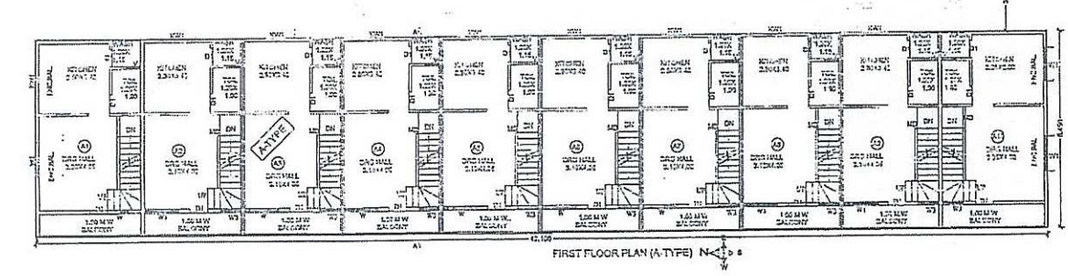

SECTION BB A-TYPE

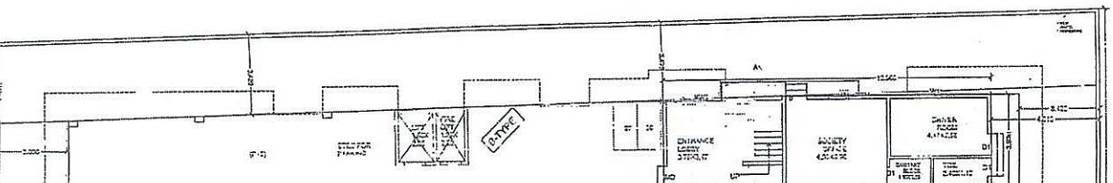

SECOND FLOOR PLAN(B-TYPE)

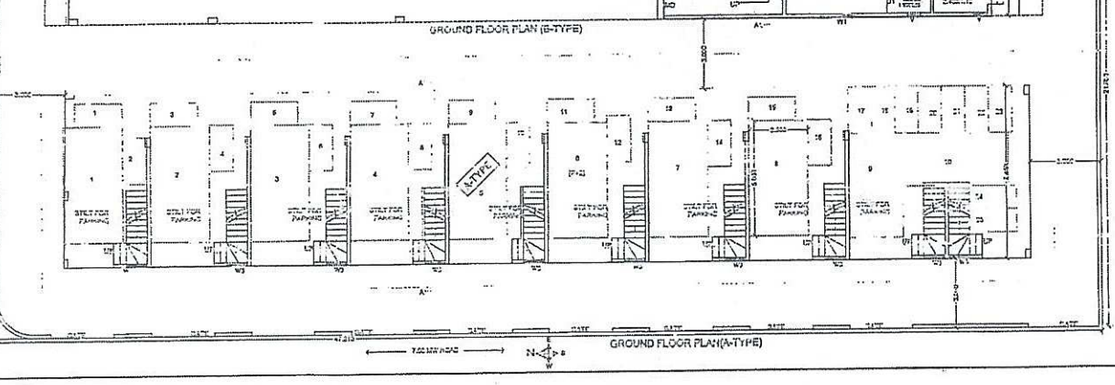

SECOND FLOOR PLAN (A-TYPE)


SECTION AA (C-TYPE)


FIRST FLOOR PLAN(B-TYPE)


FIRST FLOOR PLAN (A-TYPE)


GROUND FLOOR PLAN (B-TYPE)


GROUND FLOOR PLAN(A-TYPE)

SCHEDULE OF OPENINGS		
DESCRIPTION	TYPE	SIZE
DOORS	MD	1.00x2.10
	D	0.75x2.10
	D1	0.75x2.10
WINDOWS	W	1.20x1.20
	W2	2.10x1.20
	W1	1.00x1.20
	W4	1.50x1.20
VENTILATION	V	0.60x0.75
	V1	0.45x0.60

W3 0.90x1.20
W5 1.50x0.75

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO-13, 14,15(AMALGAMATED),GUT NO-168(Part) TISGAON, AT.WALUJ MAHANAGAR-I,TQ & DIST. AURANGABAD.

FOR,1) ARUND EKNATH BHAGAT,
2) ANJANKA ARUND BHAGAT,
3) GOPAL ARUND BHAGAT,
4) MANOHAR SURESH KALE,
5) PUSHPA SURESH TARODEKAR

I/We undersigned hereby confirm that I/We would abide by rules approved by Authority / Concerned. I/We should execute the structure as per approved plans. Also I/We should execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

1) ARUND EKNATH BHAGAT,
2) ANJANKA ARUND BHAGAT,
3) GOPAL ARUND BHAGAT,
4) MANOHAR SURESH KALE,
5) PUSHPA SURESH TARODEKAR

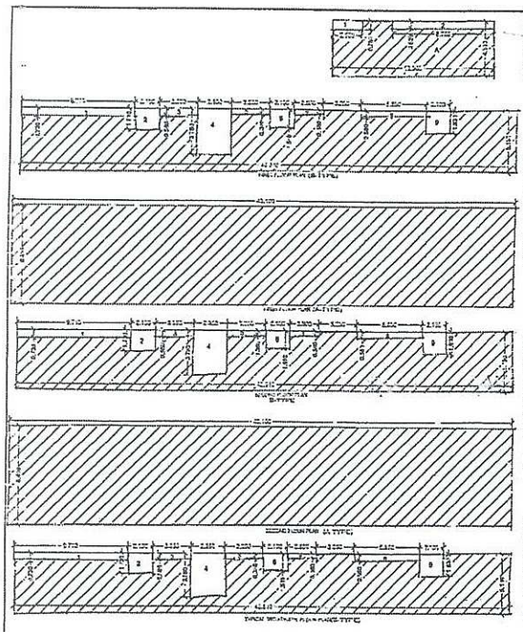
Owner(s) name and signature

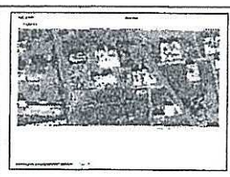
B.V.RAUT
Consulting Engineer

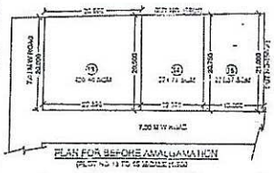
R.B & ASSOCIATES
Architects,Planners,Designers,Engineers
Plot No-12/B ,New St Colony,Near Shantinagar
Aurangabad. CELL NO.- +91 - 9765550135

B.V. RAUT LICENCED SURVEYOR AURANGABAD CIVIL ENGINEER

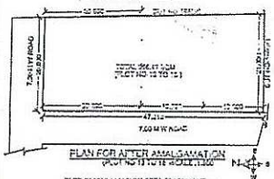
SHEET NO-02







PLAN FOR BEFORE AMALGAMATION
(PLOT NO-13 TO 15 MOUZE-TUGAON)



PLAN FOR AFTER AMALGAMATION
(PLOT NO-13 TO 15 MOUZE-TUGAON)

PLOT AMALGAMATION AREA STATEMENT

TOTAL PLOT AREA BEFORE AMALGAMATED	
TOTAL PLOT AREA AFTER AMALGAMATED	

AREA STATEMENT — Proforma-II Area Statement

SCHEDULE OF OPENINGS

DESCRIPTION	TYPE	SIZE
DOORS	MD	1.000X2.10
	D	0.900 X2.10
	D1	0.750 X2.10
WINDOWS	W	1.200X1.20
	W1	1.500X1.20
	W2	1.800X1.20
	W3	2.100X1.20
	W4	2.400X1.20
VENTILATOR	V	0.600X0.75
	V1	0.450X0.750

NOTE
1. ALL DIMENSIONS ARE METRE
2. ALL EXTERNAL WALLS 0.15M THICK
3. ALL INTERNAL WALLS 0.10 M THICK
4. ALL COMMON PARTITION WALLS 0.15 M THICK

LEGEND
PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by Me On Date 25.04.2022 & The Dimensions Of All Sides etc. Of Plot Stated On Plan Are As Measured On Site And The Area So Worked Out Tallies With The Area Shown In Document Of Conveyance And Record Department

Signature of Licensed Engineer

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO-13,14,15(AMALGAMATED),GUT NO-168(Part) TISGAON, AT.WALUJ MAHANAGAR-I,TQ & DIST. AURANGABAD.

FOR,1) MILIND EKNATH BHAGAT, Sambhajinagar
2) AYANKA MILIND BHAGAT,
3) AMAL MILIND BHAGAT,
4) KANCHAN SURESH KALE,
5) USHA SURESH TARODEKAR

Owner (in name and signature)

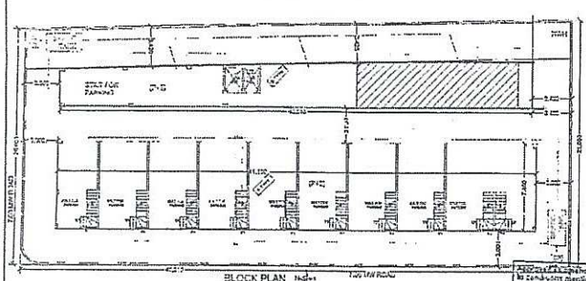
UNITS WISE CARPET AREA STATEMENT — A & B-TYPE

DWELLING UNIT NOS	CARPET AREA (M) SQM	DEDUCT AREA (M) SQM
B1,B4,B7,B10,B13	39.00M	37.77M
B2,B5,B8,B11,B14	39.00	38.64
B3,B6,B9,B12,B15	39.10	37.03
A3	40.58M	39.22M
A2 TO A7	61.70M	9.5
A1&8	61.77M	24.05

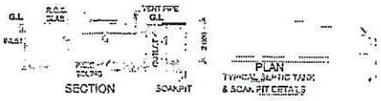
PARKING AREA STATEMENT(RESI.)

OCCUPANCY ONE PARKING SPACE FOR EVAERY

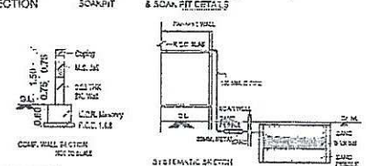
Residential (3 Main Family residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m.	1 CAR	2 SCOOTER
Residential (3 Main Family residential	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1 CAR	2 SCOOTER
TOTAL		10 CAR	27 SCOOTER
		10 CAR	27 SCOOTER



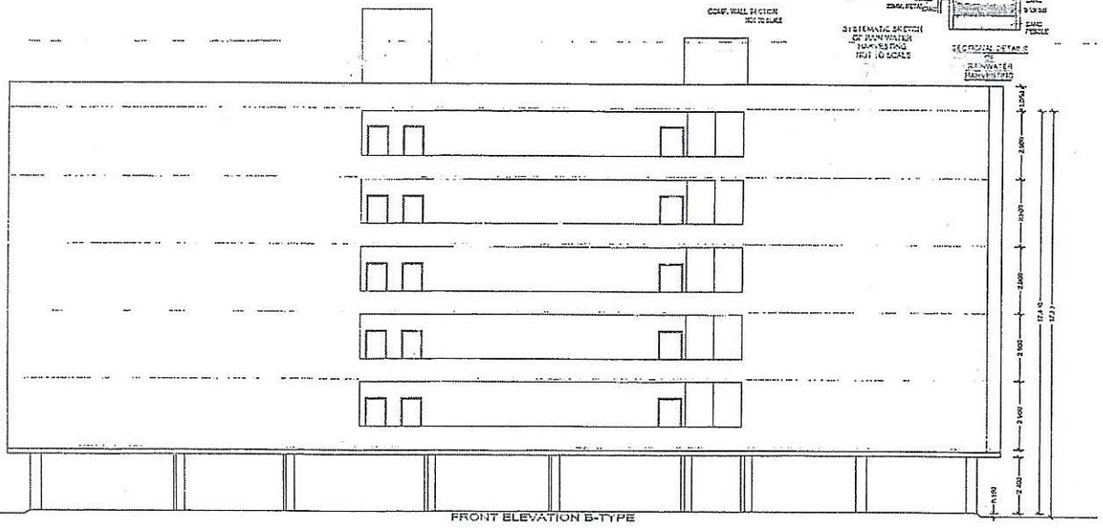
BLOCK PLAN



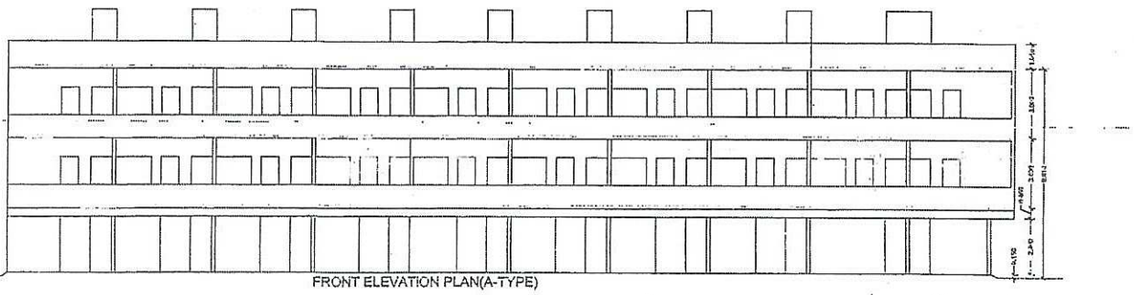
SECTION — SCHAMPT — PLAN TYPICAL SEPTIC TANK & SOAK PIT DETAILS



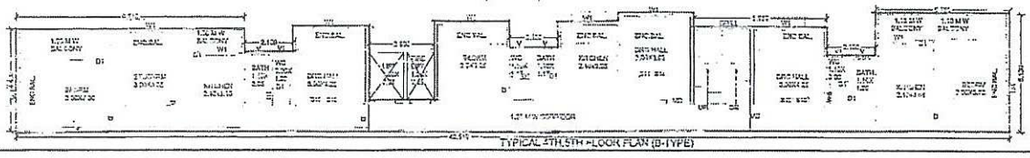
COMP. WALL SECTION — SYSTEMATIC SECTION OF RAINWATER HARVESTING — SECTIONAL DETAILS OF RAINWATER HARVESTING



FRONT ELEVATION B-TYPE



FRONT ELEVATION PLAN(A-TYPE)



TYPICAL 4TH,5TH FLOOR PLAN (B-TYPE)