Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500020570**

Project: ***SWARAJ SAHANIWAS****Plot Bearing / CTS / Survey / Final Plot No.:****PLOT NO RM 176 BUTIBORI MIDC NAGPUR*** *at* ***Butibori, Nagpur (Rural), Nagpur, 441122****;*

1. **Kukade Layout (Lig)cooperative Housing Society Ltd.** having its registered office / principal place of business at *Tehsil:* ***Nagpur (Urban)****, District:* ***Nagpur****, Pin:* ***440027.***
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **26/04/2019** and ending with **31/03/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:4/26/2019 11:12:36 AM

Dated: **26/04/2019**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Office of the Executive Engineer, MIDC, Division No. I,
Plot No. X-50, Hingna Road, Nagpur.
E-mail: eenagpur1@midcindia.org Tel. No. 236769 Fax No. 236763.

MIDC

No.EE-I/Auto-DCR / B-39394 **/of' 2020** **Dated:** 17/06/2020

To,

M/s.Kukde Layout (LIG) Co.Operative Housing So.Ltd.
Plot No.RM-176, Butibori Industrial Area,
NAGPUR

Sub:- **Nagpur (Butibori) Indl. Area....**
Revised (Additional & Alternation) Building Plan Approval for Residential Building on Plot No. **RM-176** through **AutO-DCR**.

Ref : 1) SWC Application No.SWC/199/521/20200121/680893
2) Provisional Fire NOC issued on by Fire Deptt. on 20/05/2020
3) Final Adj. demand issued on 19/05/2020 & paid on 16/06/2020.

Dear Sir,

You have submitted application approval to.....

A) Revised (Add'n & Alternation) building plan approval :
B) Provisional Fire NOC

Since you have paid following .....

1)Scr.Fee Rs.1544.72 + (CGST Rs.-- SGST Rs.—(already paid previously) 1)Development ch. Rs.56,376.83 2) Labour Cess Rs.90,626.10 3) Compound wall/Anciallary Str.vch.Rs.500/- 4) Fire Protection Fees Rs.10052.50

Above payment of Rs.1,59,100.15 +(CGST & SGST) paid through online vide Invoice cum Receipt No. GL18502980 dtd.21.01.2020 (Adv.Payment) and GL21069753 dtd.16.06.2020 (Final Adj. demand).

1) The set of plans, received from you vide your letter cited above, is hereby approved subject to aceptance and follow up of following conditions by you.

2) **You had submitted plans and drawings for the plot area admeasuring 1200.00 Sq.M. The details of approval are as under.**

i)	**Proposed Plinth Area**	**132.70 Sq.M.**
ii)	**Proposed built up area**	**198.38 Sq.M.**
iii)	**Total plinth area**	**138.68 Sq.M.**
iv)	**Total built up area**	**1800.00 Sq.M.**

This office has approved 05 Nos. of drawing details of which are mentioned on the accompanying statement.

A) In case of approval to the modified plans, the earlier granted vide letter -- dtd. -- b, this office & Occupancy Certificate issued by this office vide letter No.-- dtd.-- is treated as cancelled. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B) The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans & **Occupancy Certificate** issued vide this office **letter No.C-64862 dtd.31/08/2015** from the office of the Executive Engineer, MIDC Nagpur is to be treated as **combined approval**.

3) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.

4) For necessary approach road to the plot from MIDC road, minimum 600 mm dia C.D. work or required size as per site situation or a slab drain of required span and size shall be provided as per directions of MIDC's Engineer-In-Charge.

5) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

6) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.

7) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.

8) No tube well, bore well or open well shall be dug.

9) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.

10) The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various Structure

11) In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be Left and plan his structures accordingly.

12) The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.

13) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

14) In case, water stream / nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.

15) This permission stands cancelled, if no construction work is started within **12 months** from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting constructionwork and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.

16) Breach of any rules stipulated will render the plot –holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.

17) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

18) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.

19) The plot-holder within a period of one year from the date of agreement to lease, shall

Plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease & floors with reference to the plot, in accordance to MIDC DCR.

20) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

21) MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

22) The building plan approval issued adhere to information given in FORM-2 duly sealed and signed..

23) You have consumed Plinth area **11%** & Built up area **150%** of FSI as per the approved plan.

You are hereby requested to go carefully through of this letter and to take necessary action accordingly.

Please acknowledge the receipt of this letter.

DA :- 1) One statement – Annexure-I
2) Approved drawing – Annexure-II

RAJU SAKHARA M BORUDE

Special Planning Authority & Executive Engineer M.I.D.C. Division No.1 NAGPUR

1. Copy fw.cs to the Regional Officer, MIDC Nagpur for information please.
2. Copy fw.cs to the Executive Engineer, MIDC (E&M) Divn.Nagpur for information please.
3. Copy to Deputy Engineer, MIDC Sub-Divn.No.**I / II / III** Butibori for information.
4. Copy to Deputy Engineer, (E&M) MIDC,Sub-Divn.,Butibori for information.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
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Office of the Executive Engineer, MIDC, Division No. I,
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MIDC

ANNEXURE-I
REVISED PLAN APPROVAL

No.EE-1/ Auto-DCR / *B-39394* / of 2020, dated: *17/06/2020* issued by the Office of the Executive Engineer, MIDC, Division No.1, Nagpur.

Name of Industrial Area. : **Butibori Industrial Area**
Resi. Plot No. : **RM-176 (Residence)**
Total Plot Area : **1200.00 Sq.M.**
Addressed to : **M/s.Kukde Layout (LIG) Co.Operative Housing So.Ltd.**

SN	Description	Built up area							
		Gr. Floor area in Sq.M.	1st floor area in Sq.M.	2nd floor area in Sq.M.	3rd floor area in Sq.M.	4th floor area in Sq.M.	5th floor area in Sq.M.	Total area in sqm	FSI Consumed
A)	Existing BCC issued vide Lr.No.DB / C-64862 / of"2015 dtd. 31/08/2015.	245.29	--	--	--	--	--	245.29	
	Prop. for demolition..(-)	245.29	--	--	--	--	--	245.29	
	Total of- (A)	**0.00**	**--**	**--**	**--**	**--**	**--**	**0.00**	
B)	*Previously approved bldg. plan vide letter No.D-49753 dated 17.10.2018*								
	i)Residence Building.....	5.98	336.28	335.76	335.76	335.76	185.85	1535.40	
	ii)Excess Balcony..	--	13.38	13.40	13.40	13.40	12.66	66.22	
	Total of (A) + (B)..	**5.98**	**349.66**	**349.16**	**349.16**	**339.16**	**198.51**	**1601.63**	
C)	***Present Addl. Approval...*** *Name of Architect / Engr. Shri.A.L.Bobade Reg. Lic. No. CA/ 2012/ 54589*								
	A) Shops	132.70	--	--	--	--	--	132.70	
	B) Residential Bldgs.	--	--	--	--	--	65.68	65.68	
	Total of .....(C)	**132.70**	**--**	**--**	**--**	**--**	**65.68**	**198.38**	
	Total Built up area... (A)+(B)+(C)	**138.68**	**349.66**	**349.66**	**349.66**	**349.66**	**264.19**	**1800.00**	**1.50**

FSI Free Structures : 1) Stilt Parking - 269.73 Sq.m.

Abstract :-

1	Area under demolition	:	--	Sq.M.
2	Plot Area	:	1200.00	Sq.M.
3	10% Open space	:	N.A.	Sq.M.
4	Amenity Area	:	N.A.	Sq.M.
5	Plot Area . (Net)	:	1200.00	Sq.M.
6	Upto date ground coverage	:	138.68	Sq.M.
7	F.S.I. in Ground coverage	:	**0.11 <**	**0.50**
8	Total Built up area in m2	:	1800.00	Sq.M.
9	Total F.S.I consumed	:	**1.50 =**	**1.50**

RAJU SAKHARAM BORUDE
Digitally signed by RAJU SAKHARAM BORUDE
DN: C=IN, O=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, OU=EXECUTIVE ENGINEER DIVISION 1, PostalCode=440026, S=MAHARASHTRA, CN=RAJU SAKHARAM BORUDE
Reason: I am the author of this document
Location: your signing location here
Date: 2020-06-18 16:08:53
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Special Planning Authority
& Executive Engineer
M.I.D.C. Division No.1
NAGPUR