



Maharashtra Airport Development Company Ltd.

(A government of Maharashtra Undertaking)
8th Floor, World Trade Centre, Cuffe Parade, Mumbai - 400 005. India
Tel: +91 22 49212121 • Fax: +91 22 22163814
E-mail: contact@madcindia.org • Web: www.madcindia.org
CIN:U45203MH2002SGC136979

MADC/ MIHAN/BP/467-B/567

Date:- 31/01/2024

To,

Mr. Prafulla P. Gadge
Rahate Colony, Nagpur.

Sub:- Development permissions for Proposed Residential cum Commercial Building on Plot No.189, at Sector 26, Khapri (Rly.), MIHAN Notified area, Nagpur.

Ref :- Application for Development Permission dtd. 14/06/2021 and revised drawings received on dtd. 24 /01/2024.

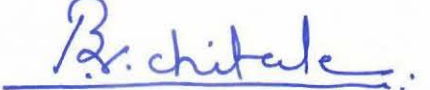
Sir,

1. Please refer to the application cited above in reference of development permission for proposed **Residential cum Commercial Building** on Plot No.189, at Sector 26, Khapri (Rly.), MIHAN Notified area, Nagpur.
2. The development permission is hereby granted for the construction of **Residential cum Commercial Building** on the plot mentioned above.
3. The Commencement Certificate with conditions as stated in the same is also enclosed herewith.

Thanking you,

Yours Faithfully

Encl:- Approved Dwgs.


(Meera Phadke) 31/01/24
Town Planning Officer
&
Chief Planner(I/C)

C.C. to:-

M/s. Design Cell
Ar. Prashant Satpute
'The Edge', 12, WHC Road,
Shankar Nagar, Nagpur-10.



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COMMENCEMENT CERTIFICATE

MADC/ MIHAN/BP/467-B/568

Date:- 31/01/2024

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, to **Mr. Prafulla P. Gadge** as per the approved plans and subject to the following conditions for the development work of the Proposed **Residential cum Commercial Buildings** on Plot No.189, Sector -26, Khapri (Rly.) in MIHAN Notified area, Nagpur.

- Total Plot Area - 3,740.132 Sq.mtrs.
- Proposed Net Built up Area - 10,768.152 Sq.mtrs.

- 1) The Certificate is liable to be revoked by the MADC if;
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) If conditions with reference to the allotment of the land, payment thereto or payment if any due, to MADC is not complied with.
 - c) Any of the conditions subject to which the same is granted or any of the restrictions imposed by MADC is contravened.
- 2) The Applicant Shall :-
 - a) Give a written notice to MADC on completion up to plinth level before the commencement of the further work.
 - b) Give written notice to MADC regarding completion of work.
 - c) Obtain an Occupancy Certificate from MADC.
- 3) Allow the officers of MADC to enter into the building or premises for which the permission has been granted, at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.
- 4) The commencement certificate shall remain valid for a period of one year commencing from the date of its issue. Before lapse of this period, commencement certificate shall have to be renewed. The renewal may be granted for three years.
- 5) Within one year from the date of issue of this certificate applicant shall commence the work. The intimation regarding completion of construction upto plinth level should be given as per the prescribed form.
- 6) A certified copy of the approved plans shall be exhibited on site.
- 7) Applicant should erect the Display Board on site duly mention the Commencement Certificate Number and Date along with the name of Architect, Structural Engineer, Civil Engineer & Contractor with their Mobile/Telephone Numbers. And, the copy of sanctioned plan should be made available at site.

- 8) You should approach to the respective authority for the power requirement, location of transformer if any, etc.
- 9) Plantation of trees shall be non-fruit bearing & non-bird attracting variety.
- 10) The Approach to the Building and Open Spaces on its all Sides shall be kept free of obstructions and shall be motorable. Fire NOC should be obtained.
- 11) Applicant should strictly follow all the conditions of agreement.
- 12) The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code of India-2016.
- 13) The Applicant, the Architect and the Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability and building construction quality should conform to withstand an earthquake of highest intensity in seismic zone II (Zone Factor - 0.10).
- 14) The Occupancy Certificate for the proposed building will not be granted unless appropriate drainage system developed to the satisfaction of Authority as well as proper demarcation of parking spaces with oil paints, plantation of trees and provision of garbage bin on the site.
- 15) Application for Completion/Occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) The building material or earth removed from the trenches should not be dumped or stored on roads. If found so, you are liable to be penalized as well as bear the cost of lifting & transportation to dumping ground.
- 17) The building constructed, should not be occupied without obtaining the Occupancy Certificate, Otherwise you will be penalized.
- 18) The applicants should fulfil all the health related provisions mentioned in the "Implementation of Ant Larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966 ". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 19) Rain Water Harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Dept., Mantralaya, Mumbai vide Circular No. TPB 432001/2133/CR-230/01/UD/11 Dt. 10/03/2005.
- 20) The applicant is fully aware that due to Airport and Airport-centric SEZ; the noise level around the airport shall be high. The applicant hereto undertakes not to raise any claim, demand or dispute or object to such noise in the MIHAN Notified area and not to adopt any action or proceedings in that regard against MADC, to the extent noise levels do not exceed any limits or restrictions imposed by applicable law.

- 21) All building shall be friendly for differently abled persons.
- 22) You shall obtain all necessary permissions/clearances from the concern authorities like MOEF, AAI, DGCA, MPCB, NHAI etc. The development of building and consumption of FSI is subject to above clearances.
- 23) You shall be liable to pay all leviable charges/fees/deposits and any other development charges as per MRTP Act, 1966 and as prescribed by MADC along with the amount/premium to be deposited against the additional F.S.I permissible.
- 24) The construction work shall be completed as per conditions imposed and communicated to you & must be applied for O.C. with all concerned NOCs.
- 25) You are further informed that, the requirement & provision for the Parking of Vehicles as per norms is to be provided within your premises and are binding on you and any parking outside your premises (along the road side) shall be treated as illegal. Any future increase in the number of Parking should also be provided within your premises.
- 26) MADC prefers that, applicant should use energy saving lighting system and keep provision for wormy culture (wherever chances of wet garbage generation exist).
- 27) The compound wall to be constructed will have eccentric footing entirely within your plot boundary.
- 28) The approval for plumbing/electrical and any other services shall be separately obtained by the applicant from the authority working in this particular area prior to the commencement of the construction work.
- 29) You shall comply with all the conditions of solid waste management.
- 30) You will ensure that the building materials will not be stacked on the road during the construction period.

Yours Faithfully



(Meera Phadke)
Town Planning Officer
&
Chief Planner(I/C)

31-01-24

C.C. to:-

1. Mr. Prafulla P. Gadge
Rahate Colony, Nagpur.
2. M/s. Design Cell
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