

सिडको

शहरव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल, दुसरा मजल, नरिमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी: ७५७ ९२४९ (९ लाईन्स)

फॅक्स : ००-९९-२२-७५७ ९०६६

दिनांक: 23/2/2001

संदर्भ क्र:

REF NO: EE(BP)/ATPO /3058

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA= 923.45 Sq.mtrs.) on Plot no 60A Sector no.21. at Kharghar of Navi Mumbai completed under the supervision of M/s. S.V.DESHMUKH has been inspected on 04/01/01 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 26/05/99 and that the development is fit for the use for which it has been carried out.

(S.V.JOSHI) 23/2/01
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

10-1

REF NO.EE(BP)/ATPO/ 936

DATE: 26-5-99
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to

Ashiana Co-op Hsg Society
of Unit/Plot No. 60-A Phase --- Road No. ---
sector No. 01 At Tharghar at Navi Mumbai. As per the
approved plans and subject to the following Conditions for the
development work of the proposed Residential Building
Net BUA = 923.45 Sqm.

1. This certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b). Any of the conditions subject to which the same is granted or any of the restrictions imposed up on by the corporation is contravened.
- 1(c). The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under his in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional And Town Planning Act, 1966.

2. The applicant shall:

- 2(a). Give a notice to the Corporation for completion upto the plinth level and 7 days before the commencement of the further work.
- 2(b). Give written notice to the Corporation regarding completion of the work.
- 2(c). Obtain an Occupancy Certificate from the Corporation.
- 2(d). Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, 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 amended from time to time by the Indian Standard Institutions.

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4. The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same as per GDCRs is required to be done by the applicant.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The plot boundaries shall be physically demarcated immediately and intimation be given of this section before completion of plinth work.
8. The amount of Rs. 11400/- 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 of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
10. You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-287/94, UD-11/RDP Dated 19th July 1994 for all buildings following additional conditions shall apply.
 - i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-
 - a) Name and address of the owner/developer , Architect and Contractor.
 - b) Survey Number/City Survey Number, Plot Number/Sector & Node of land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii] A notice in the form of an advertisement, giving all the detailed mentioned in (I) above, shall be published in two widely circulated newspapers one of which should be in regional language.
- 12(A) For all buildings of non residential occupancies and residential buildings with more than 16m. Height following additional conditions shall apply, as per requirements of the Fire Officer CIDCO.
 - (B) Exit from the lift lobby shall be through self closing smoke stop door.
 - (C) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.
 - (D) There shall be no other machinery in the lift machinery room.