

Date:-

13-3-77

13/3/77 COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXVII of 1966) to Ms Shri Ganesh Coop Hsg Society Ltd. (on Unit/Plot No 1

Sector No 28 at Neral New Bombay as per the approved plans and subject to the following conditions for the development work of the proposed: - Residential Buildings (18806.017 m²) etc.

1. 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 of the use there of is not in accordance with the Santioned plans.
 - b) Any of the conditions subject to which the same is granted to any of the restriction imposed by the Corporation is contravened.
 - c) The Managing Director, is satisfied that the same is obtained the applicant through fraud or misrepresentation and the applicant, any every person deriving title through or under him 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 be:-
 - a) Governed Give notice to the Corporation on Completion upto the plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the corporation regarding completion of work.
 - c) Obtain an occupancy Certificate from the Corporation.
 - 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 enforcing the building Control Regulations and conditions of the Certificate.
3. The Structural design, building materials, plumbing services fire protection, electrical installation etc shall be in accordance with the Provisions (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
4. The Certificate shall remain valid for a period of 1 year from the date of its issue.
5. The conditions of this certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
6. A Certified copy of the approved plan shall be exhibited on site.
7. The plot boundaries shall be physically demarcated in accordance with intimation be given to this section before completion of the work.
8. The amount of Rs. 2,65,463/- deposited with C.M.C. as security Deposit shall be forfeited either in whole or in part at the absolute direction of the Corporation for breach of any of the building Control Regulations and the Conditions attached to the permission covered by the Commencement Certificate such a forfeiture shall be covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy available to the Corporation.



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9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
 10. You should approach Executive Engineer, MCB for the power requirements, locations of transformer if any etc.
 11. For all buildings of non residential occupancies and residential buildings with more than 15 M. Height following additional conditions shall apply:
 - a) The staircase shall be separately be fire resistance walls and doors from rest of the buildings:-
 - b) Exist from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be not other machinery in the lift machinery room.
 - d) Electrical cables etc, shall in separate ducts:-
 - e) Alternate source of electric supply or a dissol generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Fire fighting appliances shall be distributed over the building.
 - j) Refuse dumps or storage places shall be not permitted in the staircase wells.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage tank shall be 50,000 ltrs and 10,000 ltr. respectively. Wet risers shall be provided. Pump capacity shall be 1000 liters/min. and 250 ltrs/min. respectively. For building with height above 24 mts. the pump capacity of 1350 liters per minute and 400 ltrs. respectively.

APPLY TO THE PLANNING OFFICER
FOR MUMBAI DEVELOPERS
OF CONSTITUTED AND NEW



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