

REF. NO. CD/DT/10/261 = - =

01 MAY 2011

MUMBAI CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

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0304	2010
20/1/10	
Maha Kalanika	

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

res. Toupati Enterprises

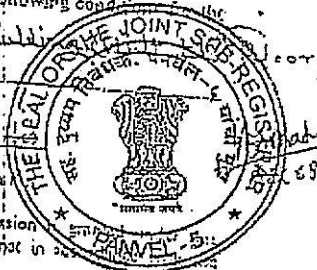
Plot No. 46 & 47 Road No. --- Sector 17 Near Kalanika

Mumbai. As per the approved plans and subject to the following conditions:

development work of the proposed Residential Building

Total Area: B U A = 1862.609 sq. m.

No. of Residential Units 52 Nos. of Commercial units ---



This Certificate is liable to be revoked by the Corporation if the development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the sanctioned plans.

If any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

If the Managing Director is satisfied that the same is obtained through fraud or misrepresentation and the applicant or any person claiming title under him, in such an event shall be deemed to have contravened the provisions of section 45 of the Maharashtra Regional and Town Planning Act-1966.

03/1/10

The applicant shall

- 1. Give a notice to the Corporation for completion of development work upto plan level at least 7 days before the commencement of the further work.
- 2. Give written notice to the Corporation regarding completion of the work.
- 3. Obtain Occupancy Certificate from the Corporation.
- 4. Permit authorized officers of the Corporation to enter the site for which the permission has been granted, at any time for ensuring the building control Regulations and conditions.

The structural design, building materials, installations, electrical etc. shall be in accordance with the provision (except for provision in respect of fire) prescribed in the National Building Code of India or BCCR-1975.



This Certificate shall remain valid for period of 1 year from the date of its issue. In case of non-completion of the same shall be done in accordance with provision of Section 45 of the RTPA Act-1966 and as per regulation no. 1(2) of the JDCR-1975.

- 5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and for every person deriving title through or under him
- 6. A certified copy of the approved plan shall be exhibited on site
- 7. The amount of Rs. 6500/- 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.
- 8. Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purposes.
- 9. You shall approach Executive Engineer M S E E for the power requirements location of transformer, if any, etc.
- 10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/150403-28700 U.I. (MRDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply

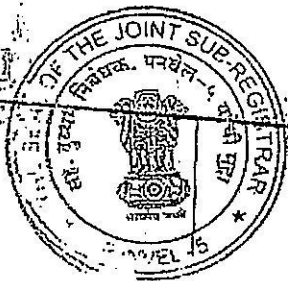
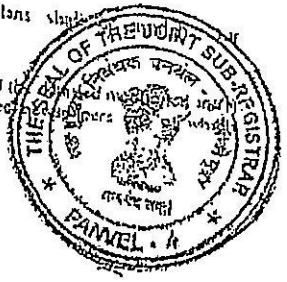
Handwritten note:
 17/11/94
 25/11/94

- i) As soon as the development permission for new construction or reconstruction is obtained by the Owner/Developer, he shall install a 'Display Board' in a 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/Section & under reference alongwith description of its boundaries
 - c) Order Number and date of grant of development permission or development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential/Commercial Units with area.
 - e) Address where copies of drawing approved plans shall be inspected.

प्लान - ४
२५/२०२३
२५/२०२३

पवेल - ४
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२६ / १९

A notice in the form of an advertisement, giving all the details above, shall be published in two widely circulated newspapers in the regional language.

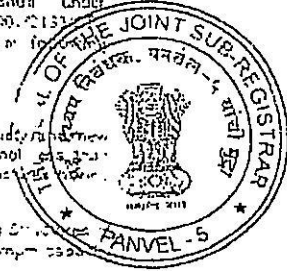


As per the notification dtg: 14th September 1999 and amendment dt: 27th August 2004 issued by Ministry of Environment & Forest (MOEF), Govt. of India and Maharashtra Circular issued by Urban Development Deptt., Govt. of Maharashtra, FAR/102004/160/P, No. 27/UD-20, dtg: 27/02/2004, for all Buildings following condition shall apply:

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The Owners /Developer shall use Fly Ash bricks or blocks or tiles or bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks or tiles as the case may be in their construction activity

As directed by the Urban Development Deptt. Government of Maharashtra under Section 134 of M.R.&TP Act-1986 and vide Provision No. TPS 43200/2153/2000/UD-11, dated 10/03/2005, for all buildings greater than 300 Sq. m. in additional condition of Rain Water Harvesting shall apply:



4. All the layout open spaces / amenity spaces of Housing Society, new construction / reconstruction / additions on plots having area not less than 300 Sq. m. shall have one or more Rain Water Harvesting structures of minimum total capacity as detailed in schedule enclosed.

Provided that the authority may approve the Rain Water Harvesting structure specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of ground water.

5. The Authority may impose a levy of not exceeding Rs. 100/- per sq. m. for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.

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ADDL. TOWN PLANNING OFFICER,
Navi Mumbai & Khopoli

TO ARCHITECT
M/s. Kulkarni Architects

C.C. TO: Separately to:

- 1. MTS
- 2. TUC
- 3. EE(CORP/ML/CL/MD/ROM)
- 4. EE(WS)

