

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of _____ 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, _____ Words.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 64 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Bylaw No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plumb shall be :-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which its completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.



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1. That the Structural Engineer will not be appointed, supervision memo as per Appendix X1 (Regulation 5(3)(ix)) will not be submitted by him.
2. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
3. That the sanitary arrangement for workers shall not be proved as per Muni. Specifications, and drainage layout will not be submitted before C.C.
4. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
5. That the requirements of N.D.C. of C.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.) will not be obtained and the requisition will not be complied with before occupation certificate / B.C.C.
6. That the qualified/registered site supervisor through Architects /Structural Engineer will not be appointed before applying for C.C.
7. That extra water and sewerage charges will not be paid to A.E.W.W.R/Central Ward before C.C.
8. That the N.O.C. from A.A. & C. (R/Central) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
9. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
10. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
11. That the rogd. u/t. from the developer to the effect that meter cabin, Scilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
12. That the development charges as per M.R.T. (Amendment) Act shall not be paid.
13. That the C.T.S. Plan and P.R. Card through S.L.R. shall not be submitted before.
14. That the provision from Reliance Energy Ltd. shall not be made.
15. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

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20. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew.Planning) shall not be paid in this office before requesting for C.C.
21. That the Janata Insurance Policy shall not be submitted before C.C.
22. That the requisitions of clause 45 & 46 of DCR 91 shall not be compiled with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
23. That the betterment charges, lucrative premium shall not be paid in respective Ward Office and certificate / receipt shall not be submitted before requesting for C.C.
24. That the rogd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
25. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design. the certificate to that effect shall not be submitted from Structural Engineer.
26. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
27. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
28. That the alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
29. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requisitions shall not be complied with before submitting B.C.C.
30. That the necessary arrangement for bore well water supply shall not be made and necessary certificate from Ground Water Development Authority (GSDA) before requesting for C.C.
31. That Provision of Rain Water Harvesting shall be made in the design prepared by approved consultants in the field and shall be to the satisfaction of Municipal Commissioner who shall be responsible for the having area more than 1000 sq.mtrs.
32. That the plot shall not be got demarcated from C.T. Survey Dept./T.P. Dept. before requesting for plinth C.C.
33. That the details of quantity of debris created due to the development of proposed bldgs/ additions/alterations and that the plan programme for removal of the said debris shall not be submitted & shall not followed scrupulously to that effect shall not be submitted.
34. That all the external wall shall be finished with 1/2" thick plaster.



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Signature

= 5 SEP 2005

A. CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the utility/structural report shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural elevation and protection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.
5. That the Compound wall shall not be constructed before requesting further C.C.
6. That the requirement of N.O.C. from C.A.U.L.C. 3 R. Act will not be complied with before starting the work above plinth level.
7. That the debris shall not be transported to the respective Municipal Dumping site and Chellan to that effect shall not be submitted to this office for record.

C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per C.E. 3 Circular No. CE/9297/II of 26.6.1978.
2. That 3.05 mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That carriage entrance shall not be provided before starting the work.
6. That B.C.C. will not be obtained and deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
7. That terraces, sanitary blocks, naphthalene pits etc. shall not be made water proof and same will not be provided with a provision of ponding and all sanitary connections will not be tested with water and smoke test will not be done in presence of municipal engineer.
8. That final N.O.C. from H.E. (Deptt.) / E.E. (R.C.) / E.E. (T.&C.) / E.E. (S.W.D.) / E.E. (S.O.D.) shall not be submitted before occupation.
9. That final N.O.C. from A.A.S. C. R. Central shall not be submitted before occupation.



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10. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. Design drawings shall not be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system of the residential part of the building will not be affected.
12. That the debris shall not be removed before submitting B.C.C.
13. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/soc. 353A of M.M.C. Act for work completed on site.
14. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
15. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
16. That some of the drains shall not be laid internally with C.I. Pipes.
17. That the Vermiculture bins for disposal of wet waste as per the design and specifications of organisations/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Sec. 270A of S.M.C. Act will not be obtained from H.E. & Department regarding adequacy of water supply.

THIS L.O.D /CC IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1978



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NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the _____ conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound _____ before commencing work and should be complete to the satisfaction of Municipal Commissioner including _____ and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained _____
- (17) The surrounding open spaces around the building should be consolidated in _____ having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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Office of the
Sr. Eng. D. S. P. A. R. Ward
Dr. Babasaheb Ambedkar Market Bldg
Brihanmumbai Maharashtra
Mumbai-400 027

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ A-0422 /BP(WSI)/R/AR

COMMENCEMENT CERTIFICATE

- 9 NOV 2005

To
✓ SHRI MANDAR B. CHOGLA,
C.A. TO OWNER.

Sir,

With reference to your application No. 1192 dated 10.02.2004 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Prop. bldg. on plot bearing U/S/176 F.P. No. 473 of TPS. ITY Borivali

at premises at Street 16th Road,
Village Eksar Plot No. _____
situated at Borivali (West) Ward R/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and 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.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri (S. P. Gurpal)
Assistant Engineer to exercise his power and functions of the Planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt Slab Level

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

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Asst. Engineer, Building Proposal (West Sub)
P/E R Ward
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

चक्र 1/10422/1EP (व्यवहार)

1) This c.c. is now re-endorse for the work upto (part) still + (part) plinth level as per approved plan dated 30/11/2006

29 JUL 2006

Arleop
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-Ward

2) This c.c. is now valid and further extended for the entire work i.e. Ground (Pt) + still (Pt) + 2 upper floors as per approved amended plan dated 30/11/2006.

5 SEP 2006

Arleop
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-Ward

3) This c.c. is now valid & further extended for entire work i.e. Ground (Pt) + still (Pt) + 6 upper floors as per approved amended plan dtd 29.11.2006

2 DEC 2006

Arleop
21/12/06
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-Ward



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BA. LL.B.
ADVOCATE HIGH COURT,
Res: 697264

8/10, Bombay Mutual Chambers
1st Fl. 9/21, Ambalal Doshi Marg.
Fort. BOMBAY - 400 023.
Phone: 27 09 35

Date: 25th October, 1990.

TITLE CERTIFICATE
THE SCHEDULE OF THE PROPERTY

All that piece or parcel of land bearing Survey No.12, Hissa No.2, and C.T.S. No.117/E and admeasuring 2289.90 Sq. meters or thereabouts situate at Village Eksar Taluka Borivli, Bombay Suburban District and bearing O.P. No.182 of Town Planning Scheme No.III Bombay (drafts) and Final Plot No.261 of the said Scheme admeasuring 1431.73 sq.meters, Final Plot No.299 admeasuring 303.20 Sq.meters, Final Plot No.473 admeasuring 402.60 sq.meters or thereabouts.

With a view to investigate the title Mrs. Sunita Ramrao Chogle and Mrs. Jayashree Prakash Date to the above property, I caused the searches to be taken and perused the documents of title of the said property. My investigation reveal that the title of Mrs. Sunita Ramrao Chogle and Mrs. Jayashree Prakash Date to the above property is free from encumbrances and is clear and marketable as on today.

Dated this 25th day of October.

P. B.
P. B. Kulkarni
Advocate.



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Annexure 'G'

Schedule of Payment

- (1) Rs. 15,000/- (Rupees Ninety five thousand only
_____ only) paid as
earnest money;
- (2) Rs. 1,12,500/- (Rupees one lac forty two thousand five
hundred only _____ only) to be paid
on casting of the Plinth of the said building;
- (3) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the First Slab of the said building;
- (4) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Second Slab of the building;
- (5) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Third Slab of the said building;
- (6) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Fourth Slab of the said Building;
- (7) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Fifth Slab of the said Building;
- (8) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Sixth Slab of the said Building;
- (9) Rs. 57,000/- (Rupees Fifty seven thousand only
_____ only) to be paid
on casting of the Seventh Slab of the said Building;

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Ref: 05/11
H/O

11/2/23

Annexure 'F'
Amenities

1. Elegant Entrance lobby finished with decorative stone.
2. Excellent Architectural feature with N.B. Chogle & Asso.
3. Granamica tiles flooring in living & dining and in kitchen.
4. Granite top kitchen platform with stainless steel sink.
5. Exhaust fans in kitchen.
6. Hot and cold water in bath, water geyser
7. Designer toilets with full glazed tiles in bathroom.
8. T.V. Connection point.
9. Telephone points in living & master bed
10. Point for A.C. And arrangement for fixing.
11. State of art window grills.
12. Concealed plumbing and modern fitting in toilets.

General Instruction

1. The Purchaser should not change or damage the elevation or any structural member of the building without prior written consent from The Developer.
2. The Developer keep their right to put the hoarding on any wall or the compound wall of the building,
3. The Purchaser should not damage or change the external colour scheme of the building. If done so, the purchaser will have to repair the same to the satisfaction of the developer.
4. The purchaser should not keep any item like, dust bin, shoes, baggage or empty boxes etc., in the common passages lift, lift lobby, staircase, stair or in the terraces.



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Thursday, May 10, 2007
11:44:57 AM

Original
शेड्यूल 39 म.
10/05/2007

पावली

पावली क्र. : 3907

दिनांक 10/05/2007

पावले नाव एकर

दस्तावेजाचः अनुक्रमांक वदर 6 - 03908 - 2007

दस्तावेजाचः प्रकार भुवाचरणाचः

वदर करणारणे नावः भै.अवनी इंदरबाबुराधे भागीदार बाबुरा बाभळी शाह .

शेड्यूलची फी	-	100.00
नक्कात (अ. 11(1)), भुवाचरणाची नक्कात (अ. 11(2)),	-	120.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	-	220.00
एकूण	रु.	220.00

आपणास हा दस्तावेज 11:58AM हा वेळेत मिळेल

(Signature)
दुय्यम-निबंधक
शेड्यूल 3 (शेड्यूल 3)

भाजार मुल्यः 0 रु.
भरलेले मुद्रांक शुल्कः 200 रु.

शेड्यूलचा: 0 रु.
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