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# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd Floor, Nariman Point,  
Bombay-400 021.  
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FAX 202 25 09 • GRAM: CITWIN  
TELEX 011-83218 "CIDCO IN"

CIDCO Bhavan, CBD, Belapur,  
Post-Konkan Bhavan, New Bombay-400 614  
PHONES 757 12 41/42/44/757 09 16  
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Ref No CIDCO/EMS/EO/AEO/KLM/97/17/8

Date 5.12.97

To,

The Secretary,  
Shanti Niketan Association of  
Apartment Owners'  
KL-5, Bldg. No.-5,  
Sector-3E, Kalamboli,  
Navi Mumbai.

Sub :- Grant of permission to make  
additional/alternation of KL-5 type  
Bldg.No.5, Sector-3E, Kalamboli,  
Navi Mumbai.

Sir,

In pursuance of our aforesaid letter, you have paid to our  
Corporation of sum of Rs.1,57,388/- as per schedule stated below.

Rate M <sup>2</sup>	Area in M <sup>2</sup>	Additional Lease premium
1500/-	104-925	1,57,388/-
+++++	+++++	+++++

Our Corporation is pleased to permit to you to undertake the  
additional construction to your apartment subject to the following  
conditions.


- 1) You shall submit plans of the proposed construction to the  
appropriate authority and obtain the development permission  
under section 45 of the Maharashtra Regional Town Planning  
Act, 1966.
- 2) You shall undertake the additional construction in accordance  
with plans duly approved by the appropriate authority under  
section 45 of the MRTP Act, 1966 and complete erection of the  
intended building within a period of one year from the date  
here of hereafter you shall obtain occupancy certificate from  
the appropriate authority certifying that the such additional  
construction is fit for occupation.

Name of the allottee are mentioned below to where permission is granted.

Sr. No. =====	APARTMENT NO. =====	NAME OF ALLOTTEE =====
1.	KL-5/5/1, Sector-3E,	Mr. S. C. Jain
2.	KL-5/5/2, Sector-3E,	Mr. M. N. Indi
3.	KL-5/5/3, Sector-3E,	Mr. N. N. Gharat
4.	KL-5/5/4, Sector-3E,	Mrs S. A. S. Rekhi
5.	KL-5/5/5, Sector-3E,	Mrs. Charanjit Kaur Baldev S.
6.	KL-5/5/6, Sector-3E,	Mr. and Mrs. D. C. Jha
7.	KL-5/5/7, Sector-3E,	Mr. K.N. Gondhali
8.	KL-5/5/8, Sector-3E,	Mr. A. S. Zambre
9.	KL-5/5/9, Sector-3E,	Mr. R. A. Budhvani
10.	KL-5/5/10, Sector-3E,	Mr. A. C. Choulkar
11.	KL-5/5/11, Sector-3E,	Miss. Mascarenhas Lidwin Joyce
12.	KL-5/5/12, Sector-3E,	Mr. R. M. Kadu
13.	KL-5/5/14, Sector-3E,	Mr. Wilfred Lewis
14.	KL-5/5/15, Sector-3E,	Mr. S. K. Shinde
15.	KL-5/5/16, Sector-3E,	Mr. A. G. Khan

=====

Yours faithfully,

  
ESTATE OFFICER (I )

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# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कायदा.

निर्मल, दुसरा मजला, नरिगन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआयटीडब्लूआयएन

मुंबई, महाराष्ट्र

दिनांक: १६/१२/९७

नावी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ ९२४१-४२-४४ / ७५७ ०९५२

७५७ २६३१ / ७५७ ९०६९

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक: २५/१२/९७

संदर्भ क्र: EE(BP) | ATPO | 1000

To,

THE SECRETARY,  
SHANTI NIKETAN ASSOCIATION OF APARTMENT OWNERS  
KL-5 BUILDING NO. 5 SECTOR NO. 3E  
AT KALAMBOLI. NAVI MUMBAI.

SUB:-Development permission for additons and alterations to existing apartment on building No.KL-5 building number 5 apartment numbers 1 to 12 and 14 to 16 sector no. 3 E at KALAMBOLI. NAVI MUMBAI.

REF:-Your architect's letter dated 16.12.97.

Sir,

Please refer to your application for development permission for additons and alterations to existing residential building KL-5 Building number 5 apartments numbers 1 to 12 and 14 to 16 sector NO. 3E AT KALAMBOLI, NAVI MUMBAI.

The development permission is hereby granted to construct additons and alterations to existing residential building on the building number mentioned above.

The commencement certificate as required under section 49 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, CIDCO KALAMBOLI prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Yours faithfully

(S.V.JOSHI)

EXECUTIVE ENGINEER (BUILDING PERMISSION)  
ADDL. TOWN PLANNING OFFICER

REF NO: EE(BF)/ATPO/ 1000

DATE: 20.12.97

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA  
COMMENCEMENT CERTIFICATE

1. Permission is hereby granted under Section 45 of the Maharashtra Regional And Town Planning Act, 1968 (Maharashtra XXIV) of 1966 to The Secretary (Shanti Niketan assoc. of apartment owners) of Unit/Plot No. K-5/5 Phase Apartment nos. 1 to 12 Area 12761 sq. m. Sector No. 3E Sub-sector \_\_\_\_\_ at Kalamboli

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Additions and alterations to existing residential building G+3, (Additional gross BUA = 104.925 m<sup>2</sup>)

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 or the use there of 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 upon by the Corporation is contravened.
  - 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 him in such an event shall be deemed to have carried out the development work in contravention of section 48 of 45 of the Maharashtra Regional And Town Planning Act, 1966.
2. THE APPLICANT SHALL :-
- a) Give a notice to the Corporation for completion upto the plinth level and 7 days before the commencement of the further work.
  - b) Give written notice to the Corporation regarding completion 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 ensuring the building complies with Regulations and conditions of this certificate.
- 3) The structural design, building materials, fire protection, electrical installation etc. shall be in accordance with the provisions (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.
  4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation is as per GDCR is necessary.
  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 to this section before completion of plinth work.
  8. The amount of Rs. 1050/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute Regulation and conditions attached to the permission covered by the Commencement Certificate. Such forfeit 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 should approach Ex.Engineer, MSEB for the power requirements, locations of transformer if any etc.
  11. As per Govt. of Maharashtra Memorandum, vide No.TBF/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 Owner/Developer, shall install a "Display Board" on the conspicuous place on site ~~and~~ 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 the planning Authority or any other authority.
- d) No. of Residential flats/commercial units with areas.
- f) Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

12. A) For all building of non residential occupancies and residential building with more than 16 M. 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 are of external operable windowns on a floor shall be minimum 2.5 % of floor area.
  - D) There shall be no any other machinery in the lift machinery room.

~~Ex~~

- E. One of the lifts(Fire Lift) shall have a minimum loading capacity of 8 persons. It shall have solid doors. Lifts shall not be designed in the staircosewall. However, it shall be as per requirements of the Officer CIDCO.
- F. Electricals cables etc. shall be in sep,te ducts :-
- G. Alternate source of electric supply or a dal generator set shall be arranged.
- H. Hazardours material shall not be stored.
- I. Refuse ducts or storage places shall not be permitted in the staircase wells.
- J. Fire fighting appliance shall be distribute over the Buildings.
- K For buildings upto 24 M.Height capacity underground storage tank shall be 50,000/- litres and 10.00Hss. respectively wet riser shall be provided pump capacity all be 1000 litres/ min and 230 lits/Min respectively, Further these shall be provided in consultation with the Fire Officer CIDCO as per his requirements.

  
EXECUTIVE ENGINEER (BLDG. PER)  
ADDL. TOWN PLANNING OFFICER.

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Bombay-400 021.  
PHONES: 202 24 81/202 24 20/202 25 79  
FAX: 202 25 09 • GRAM: CITWIN  
TELEX: 011-83218 "CIDC IN"

Ref. No. *E 2 (34/ATP/83)*

HEAD OFFICE:

CIDCO Bhavan, CBD, Belapur,  
Post-Konkan Bhavan, New Bombay-400 614.  
PHONES: 767 12 41/42/44/767 09 16  
767 26 31/767 10 69  
FAX: 767 10 66 • TELEX: 013-11216 "CIDCO IN"

Date: *22.4.99*

OCCUPANCY CERTIFICATE

I hereby certify that the development of additions and alteration to existing Residential Building No. <sup>(Net BUA=104.925m<sup>2</sup>)</sup> ~~KL-5/5~~, Apartment Nos. 1 To 12 and 14 To 16, Sector-3E, Kalamboli of New Bombay completed under the Supervision of M/S. ARCH POINT has been inspected on 05/04/99 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 24/12/97 and that the development is fit for the use for which it has been carried out.

*(S.V. JOSHI)*  
EXECUTIVE ENGINEER (BLDG. PER.)  
ADDL. TOWN PLANNING OFFICER.

*Smiley*