



मुंबई महानगर प्रदेश विकास प्रा.
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

No.SORT/BSNA/2501/BP/MANKOLI-05/414

Date: 14/05/2014

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Shri. Dyaneshwar Somar Mali & Others, At Mankoli, Tal : Bhiwandi , for the proposed development of Residential Building on land bearing S. N. 77 H.No. 8 , of Village Mankoli, Tal Bhiwandi Dist, Thane on Plot area of 809.34 sq.m with proposed built up area of 809.34 sq.m as depicted on Drawing Sheet on the following conditions .

Viz:

1. This permission / Commencement shall not entitle the applicant to build on land which is not in his ownership in any way.
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
 - (a) The development works in respect of which permission is granted under this certificate is not carried out or the user 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 Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - (c) The Metropolitan Commissioner, MMRDA is satisfied that the same was obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for such permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
5. The condition of this certificate shall be binding not only on the applicant but also his/ her heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
6. Any development carried out in contravention of the Commencement Certificate is liable to be treated as unauthorised and may be proceeded against under section 53 or , as the case may be , section 54 of the M.R.& T.P. Act, 1966. The applicant and/ or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorised development is treated as a cognizable offence and is punishable with imprisonment apart from

P.T.O.

Bandra-Kurla Complex , Bandra (East), Mumbai – 400 051.

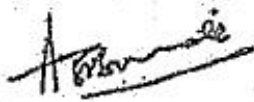
F-2659 1234 EPBX : 2659 0001/4000 . E-Mail : mmrda@qtaebm01.vsnl.net.in . WEB SITE : <http://www.mmrda.mumbai.org>

7. As soon as the development permission for new construction is obtained, the owner/ developer shall install a "Display Board" on a conspicuous place on site indicating following details :-
(a) Name and address of the owner/ developer, architect and contractor;

Survey No. / Hissa No. of land under reference along with description of its boundaries;

(b) Order No. and date of grant of development permission issued by MMRDA;
(c) F.S.I. permitted;

8. A notice in the form of advertisement giving all the details mentioned in 6 above shall also be published in two widely circulated newspapers one of which should be Marathi language.
9. Existing structures are to be demolished prior to the commencement of work on site as per section plan.
10. The provisions in the proposals which are not conforming to applicable Development Control Regulation and other Acts are deemed to be not approved.
11. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site.
12. The applicant shall obtain permission under the provision of other applicable statues, wherever necessary, prior to commencement of the construction.
13. The owner shall provide, at his own cost, the infrastructural facility within the plot as stipulated by the Planning Authority (Internal access, arrangement of drinking water, arrangement for conveyance, disposal of cull age and swage, arrangement of collection and disposal of solid waste, rain water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction.
14. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
15. Open space shown in the layout shall be kept open permanently.
16. No new building or part thereof shall be occupied or attached to be occupied or used or permitted to be used by any one until occupancy certificate has been granted by MMRDA.
17. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provision of M.L.R. Code, 1986.


(ASWINI BHIDE, I.A.S.)
ADDL. METROPOLITAN COMMISSIONER
M. M. R. D. A.



To,
Shri. Dyaneshwar Somar Mali & Others,
At Mankoli, Tal : Bhiwandi
Dist, Thane

RAVINDRA SAWANT & ASSOCIATES

Architect & Interior Designer

Add. : Office No. 107, First Floor, Suyog Co-Op. Hsg. Society, Near Ghantali Mandir,
Naupada, Thane - 400 602. • E-mail Id : rsassociates@yahoo.co.in

Architect
Certificate

Date : 09.10.2016

TO WHOM SO EVER IT MAY CONCERN

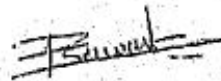
This is certify that the construction work of Residential building on plot bearing SURVEY NO. 77. H. NO.8 AREA 8092.34 AQ FT. AT VILLAGE MANKOLI TAL. BHIWANDI DIST. THANE, for Shri Dyaneshwar Somar Mali & other has been supervised by me.

The proposal contain building with STILT + UPPER GRD 1ST, 2ND AND 3RD UPPER FLOOR .the developed by " M/S. KISHOR DEVELOPERS" and the developer has completed total 100% of work on site.

Total all slabs completed all floor bricks plaster, flooring, plumbing, window, Electric work. Doors & window slinding etc.all work completed. The said work is completed. As per commencement certificate & apporved plans .

So this is to certify that 100% of work is completed in this project.

RAVINDRA SAWANT (Arch)



Ravindra Sawant & Associates
Architect & Interior Designer
107, 1st Floor, Suyog Co-op. Hsg. Soc.,
Near Ghantali Mandir, Ran Maruti Road,
Naupada, Thane - 400 602.



मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

Date : 15/12/2016

OCCUPANCY CERTIFICATE

Occupancy
Certificate

Mr. Dyaneshwar Somar Mali & other 1 constructed Building situated at Post Mankoli,
Tal. Bhiwandi Dist. Thane . Plot Survey No. 77 , Hissa No. 8

Mrs. Ravindra Sawant & Assocites (Architect) has submitted Commencement certificate with
us. This site visited with in Architect on 03/12/2015 dated. The work is sati fact as per Development
Regulatory rule and as per Commencement Certificate issued 14/05/2014 dated.

Thereof Permission is given to use commercial & Residence purpose Area detail as Below.

Residence Construction Area	:	8092.34 Sq. ft.
Commercial Construction Area	:Sq ft,
Total	:	8092.34 Sq. ft.
Enclosed Balcony Area	:Sq ft,



(ASWINI BHIDE, I.A.S.)
ADDL. METROPOLITAN COMMISSIONER
M. M. R. D. A.

PROFORMA - II

CONTENTS OF SHEETS

FLOOR PLAN: GROUND, FIRST, 2ND TO 4TH FL. PLAN, AREA DIAGRAM & CALCULATION OF TOTAL FLOOR SECTION AT A - A', SECTION AT B - B', STAIRCASE AREA DIAG. & CALC., LAYOUT PLAN, PLOT AREA DIA & CALC. AND STATEMENT, BUILT UP AREA STATEMENT, TENEMENT STATEMENT, R.G. AREA CALC AND SEPTIC TANK SECTION, U.G. TANK SECTION, COMPOUND WALL SECTION, ST. CASE AREA STATEMENT, AREA STATEMENT, PARKING STATEMENT, LAYOUT PLAN, LOCATION PLAN ETC.

STAMP OF APPROVAL OF PLAN



PLANS APPROVED AND COMMENCEMENT
CERTIFICATE AND LETTER BEARING
NO. SOPT/BSNA/250/RP/Manali/05/414
DATE: 12/5/2016
ISSUED SUBJECT IT THE CONDITIONS
MENTIONED THEREIN

(Handwritten Signature)

(ASWINI BHIDE, I.A.S.)
ADDL. METROPOLITAN COMMISSIONER
M.M.R.D.A.

THE PLAN HERE
CERTIFIED THAT
DATE 01

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PART GROUND + PART STILT RESIDENTIAL BUILDING AT PLOT BEARING SURVEY NO 77 HISSA NO 8 AT - VILLAGE:-MANKOLI, TALUKA:-BHIWANDI, DISTRICT:-THANE

NAME AND SIGNATURE OF OWNERS/P.A.H

DYANESHWAR SOMAR MALI

D. Smali

R. Sawant

Ravindra Sawant & Associates
Architect & Interior Designer
107, 1st Floor, Suyog Co-op. Hsg. Soc.,
Near Ghantali Mandir, Ram Maruti Road,
Naupada, Thane - 400 602.

ARCHITECT

SIGNATURE

RAVINDRA SAWANT & ASSOCIATES

R. Sawant

ARCHITECTS * INTERIOR DESIGNERS
107, 1ST FLOOR, SUYOG CO.OP.HSG.SOC
NEAR GHANTALI MANDIR RAM MARUTI ROAD,
NAUPADA THANE :-400602

DATE:-	JOB NO.	SCALE	DRAWN BY	CHECKED
		A.P.S.		

man