

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/487/BPES/LOT

To,
Karani & Sanghol Designers,
Architect,
Kothari Niwas, 2nd floor,
Sanitorium Lane,
Ghatkopar (W),
Bombay - 409 086.

Sub : Proposed layout of the land bearing CTS No.
18-B of village Mulund (W).

Sir,

With reference to your letter submitted on 6/2/1974, I enclose herewith a specimen copy of the undertaking and terms and conditions for the layout subject to which your proposal will be considered for approval.

I now request you to submit registered undertaking on the requisite stamp paper duly signed and registered by your client agreeing to abide by the said terms and conditions and to submit 14 copies thereof duly attested by you together with a true copy of Registration receipt and to produce an original for verification. I also request you to submit 14 copies of both layout plan and key plan so as to process further in the matter under reference.

Please also note that registration of these terms and conditions should be made within a period of one month from the receipt hereof.

CE | 487 | BPES | LOT Yours faithfully,

dkw/2694

9-6-74
sd/-
Executive Engineer
Building Proposals (Eastern Suburbs)

Copy forwarded for information to the owner,
M/s. Power Line Products.

sd/-
Executive Engineer
Building Proposals (Eastern Suburbs)

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. Ch E/365/DP

of व प्रमुख कनिष्ठता इमारत प्रस्ताव (पूर्व उपनगरे) यांचे कार्यालय - 2 FEB 1994 हीवाय सीएचई वीपी/
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To,

Shri Dinesh S. Naik,
 Architect,
 6, Laxminarayan Building,
 Tejpal Road, Goulia Tank,
 Bombay - 400 007.

Sub : Request to allow the residential development on the land bearing C.T.S.No.18-B of village Mulund (West), Plot No.4-A off Bal Rajeshwar Road, Mulund (West).

Sir,

Ref : Your representations dated 13th July, 1992, under No.DSN/Misc/01/92 and dated 1st December, 1992 under No.DSN/MISC/01/010/92.

.....

Under the circumstances explained in your above cited letter, I have by direction to inform you that your request to allow the residential development on the land under reference as shown bounded black on the accompanying copy of the plan, situated in the Special Industrial Zone(I-3) will be considered as per the provisions of the D.C. Regulation No.57(4)c of the sanctioned D.C. Regulations for Greater Bombay, 1991, and policy approved by the Ex. Municipal Commissioner in this respect, subject to the following terms & conditions :-

1. That the ~~future~~ further layout/sub-division for the development of the plot of land under reference shall be got approved from the Executive Engineer, Building Proposal (E.S.).
2. That the 'right of way' of the required width for the 30% amenity space to be provided as per the provisions of the D.C. Regulation No.57(4)(c) and guide-lines approved by the Ex. Municipal Commissioner shall be provided and registered agreement to that effect from the owners of the plot bearing C.T.S.No.18-B and C.T.S.No.18-C of village Mulund (West), viz.M/s.Power Line Products Co. and M/s. Venus Tiles & Marble Mfg. Co.(P) Ltd. shall be submitted in the E.E.B.P.(E.S.)'s office before approval.

3. That the 'N.O.C.' from the Additional Collector & C.A. (ULC), Greater Bombay shall be obtained and conditions thereunder shall be complied with.
4. That the owner/developer shall obtain the specific 'NOC' from the Director of Industries and Labour Commissioner for closing/shifting the industries before submitting the formal building proposal for approval of the Building Proposal section.
5. That the necessary certificate from the Ward Officer of the Ward regarding surrendering the factory permit etc. and letter from the B.S.E.S. Co./M.S.E.B. for disconnection of power supply, if any, shall be obtained.
6. That the obligatory open space as per the provisions under the D.C. Regulation No.23 shall be provided.
7. That the required set-back/segregating distance shall be provided in accordance with the D.C.Regulation No.29(v) Table No.10(c).
8. That the development shall conform to all the provisions of the D.C. Regulations for Greater Bombay, 1991.
9. That the party shall obtain the clearance/requirements from the C.F.O. before issue of the Commencement Certificate for development.

If your clients are agreeable to the above conditions, you may approach ~~to~~ the Executive Engineer, Building Proposal (E.S.), who is being informed suitably separately.

Yours faithfully,

M. W. Tak.
Dy. Chief Engineer (I)
(Development Plan)

Acc : copy of the plan

TRUE - COPY
For Karani & Sanghvi Designers
[Signature]
Partner

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/II to R-64/DPES

Date : 12/3/96

To,

Shri Sanjeev Patki,
Architects,
5, Vrindavan, Mogul Lane,
Mahim, Mumbai - 400 016.

Sub : Request to allow residential development on land bearing CTS No. 18-B of village Mulund(W) situated in Special Industrial Zone (I-3).

Gentlemen,

Ref : Your letter dtd. 23.11.95 for above subject matter.

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In continuation to this office earlier letter issued under No. CHE/365/DPES dated 26.4.93 & the circumstances explained in your above cited letter, I have by direction to inform you that your request to allow residential development on the land under reference bearing CTS No. 18-B of village Mulund(West) shown bounded black on accompanying ~~pk~~ copy of plan, situated in Special Industrial Zone (I-3) will be considered as per the provisions of the Regulation No. 57(4)(c) of the sanctioned D.S. Regulations for Greater Bombay, 1991, by providing 5% amenity open space instead of 30% amenity open space insisted earlier vide this office letter mentioned above in condition No. 2, subject to the other conditions mentioned therein & with additional conditions ~~xxxx~~ given below :-

- (A) That the owner/developer shall pay the scrutiny fees at the rate of Rs. 1/- per sq. mt. for the plot under reference in this office of the Chief Engineer (Dev. Plan).
- (B) That the owner/developer shall provide the required 5% amenity open space abutting the 13.40m. wide D.P. Road as shown on accompanying copy of plan. This amenity space shall be kept open, unbuilt upon and handed over to the Municipal Corporation of Greater Mumbai free of cost whenever required with separate P.R. Cards in the name of M.C.G.M.

If your clients are agreeable to the above said additional

conditions, you may approach the Executive Engineer,
Building Proposal (E.S.) who is being informed suitably.

Yours faithfully,

J. N. K. L.
12.3.86
Executive Engineer
(Development Plan) (ES)

Acc : plan