

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/0796 /BS/WS/AH/AK of 337 (NEW)

COMMENCEMENT CERTIFICATE

- 1 AUG 2013

To,
Shri. Vivek A. Mohanani
of M/S Ekta Housing Pvt Ltd

Sir,

With reference to your application No. 8960 dated 26/7/2012 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of prop resi bldg CTS No. G/625/1
at premises at Street main Avenue 18th village Bandra plot
No. situated at Khay (W) in H/W Ward.

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 there of 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 & 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 42 of 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 successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. U. V. Mahale
Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 31 JUL 2014

The Commencement Certificate is
for carrying out the work up to top of SHIT
(i.e 3.20m) as per approved
Plan dtd 11.1.2013

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Executive Eng. Building Proposals
(Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' /Wards

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

24 DEC 2013

valid up to 31/7/2014

CEI 0796 (B811/WS/AH/337) (New)

Further C.C. is now extended up to top of 6th (six)

upper floors i.e. ht 20.60mts

amended 11/11/2013

[Signature]

24/12/13
E. B. P. (W.S.) II & K Ward

valid up to 31/7/2015

1 DEC 2014

CEI 0796 (B811/WS/AH/337) (NEW)

Full Further C.C. is now extended up to top of 13th upper floors

+ O.H.T + L.M.R. & ht 45.40mts (ht forty five pt

forty five) height as per up to date, amended 5/11/2014

[Signature]
01/11/14

E. B. P. (W.S.) H & K Ward

CERTIFIED TRUE COPY

[Signature]

ARCHITECT
AMIT PAWAR
LIC No. CA/2904/34543

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/WS/0796/337(NEW)

Ex. Engineer Bldg. Proposal (W.S.)

Hand K - Wards
Municipal Office, R. K. Palkar Marg,
Bandra (West), Mumbai - 400 050

To,
Shri Amit G. Pawar
Architect
Gr. Floor, Satyanarayan Prasad
Commercial Centre
Dayaldas Road, Vile Parle (East)
Mumbai - 400 057

5 NOV 2014

Sub: Proposed building on plot bearing C.T.S. No. G/625/1
At junction of 18th Road, and Main Avenue Corner of
Village Bandra, Khar (W) Mumbai 400 052.

Ref: Your letter dated 10.09.2014

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 11.01.2014 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete

- block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
 - 12) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/West Ward]
 - 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall be submitted.
 - 14) That the condition of revised bye-law 4[c] shall be complied with.
 - 15) That the N.O.C. from Civil Aviation shall be submitted.
 - 16) That the Janata Insurance Policy in the name of site shall be submitted.
 - 17) That the NOC from A.A. & C., H/West Ward shall be submitted.
 - 18) That the NOC from E.E. (T&C) shall be submitted.
 - 19) That the NOC from C.F.O. shall be submitted.
 - 20) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
 - 21) That all the payments shall be made.
 - 22) That the single P.R. Card in the name of owner shall be submitted.
 - 23) That the Registered Undertaking shall be submitted as stated in the concession report.
 - 24) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
 - 25) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
 - 26) That the C.C. shall be got re-endorsed.
 - 27) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
 - 28) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/West Ward] shall be submitted before applying for C.C.
 - 29) That the work shall be carried out between sunrise and sunset only.
 - 30) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.

- a) Ownership documents.
- b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
- c) Copies of Soil Investigation Report.
- d) RCC details and canvas mounted structural drawings.
- e) Structural Stability Certificate from Lic. Structural Engineer.
- f) Structural audit reports.
- g) All details of repairs carried out in the buildings.
- h) Supervision certificate issued by Lic. Site Supervisor.
- i) Building Completion Certificate issued by Lic. Surveyor / Architect.
- j) NOC and Completion Certificate issued by C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

=5 NOV 2014

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 31) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.
- 32) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise level levels as per the norms of Pollution Control Board.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

sd/
Executive Engineer
Building Proposals
(Western Suburbs) H Ward

- Copy to ✓
- 1] Shri Vivek Ashok Mohanani of M/s Ekta Housing Pvt. Ltd.
 - 2] Assistant Commissioner, H/ West Ward
 - 3] A.E.W.W. H/West Ward

Forwarded for information please.

sd/
E.E.B.P.(W.S.) H Ward