

# ANNEXURE-2.

BMPP-1649-2002-10,000 Forms.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/8681/BSH/WS/AH/AK of 2002 dated 05/10/05 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, Shri J.S. Brahmabhatta  
Partner of Shri Ganesh  
Enterprises

Engineer Bldg. Permis.  
H and K - Wards  
Municipal Office, K. K. Park,  
Bandra (West), Mumbai - 400 050  
4922/25  
2002

Sir,

With reference to your application No. 9158 dated 05/10/05 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 Proposed Building CTS No. 737 (P) at premises at Street. village Ashiwade situated at Jogeshwar (W) Ward. K. West.

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 & 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. V. H. PATIL Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto.....

is Commencement certificate is for mentioned  
trying out the work upto/For.....

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

Ex.  
Assistant Eng. Building Proposals  
(Western Subs.) 'H & K/West' 'K/East & P/Wards'

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI

To: M/s. Kalpana Consultant Pvt. Ltd.,  
Plot No.14, 1<sup>st</sup> floor,  
Jawahar Nagar, S. V. Road,  
Goregaon (W), Mumbai-400 062.

7 (pt) of village

2 JUN 2009

Sub:- Proposed building on plot bearing C.T.S. No.737 (pt) of village Oshiwara, Jogeshwari (W), Mumbai.

Sir,

Ref: Your letter dated 21/1/68

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 plans submitted by you should be approved by the competent authority.

- 1) All the objections of this office I.O.D. under even no. dated 10/01/2006 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 without obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. width.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per code columns shall also be governed as per the applicable I.S. Codes.
- 10) That all the cantilevers [projections] shall be designed for five times the load as per code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 11) That the R.C.C. framed structures, the external walls shall not be less than 230 mm. thick, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster.
- 12) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 13) That the condition of revised bye-law 4[c] shall be complied with.
- 14) That all the payments shall be made.
- 15) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 16) That the NOC from E.F. (T&C) for parking in podium shall be submitted.
- 17) That the Indemnity bond indemnifying M.C.G.M. from any complaints, loss of facility, dispute, litigation from adjacent plot holder shall be submitted.
- 18) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.



The President of the Board of  
 Health and  
 Municipal

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born. 1968-8  
ions shall be 1969  
2022

Yours faithfully,

Building Proposals

TRUE COPY CERTIFICATE  
for *Mr. B.*  
S. KALPANA CONSUL

