

1. Mr. Lalit

The Chief Engineer,
Public Department,
Development Authority,
B, Industrial Area,
Mumbai 400 022.

Mr. V. K. Kumar - Assistant
S. G. Gadhokar - Mr. S. G. Gadhokar
Mumbai
Date - 15/11/95

Letter No. DA/131/95/95

Date: 15/11/95

Sir,

Project

DA/131/95/95 - Project - Construction of

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DA/131/95/95 - Project - Construction of
(i) DA/131/95/95 - Project - Construction of

The following development application DA/131/95/95 is
submitted in the reference DA/131/95/95 - Project - Construction of
DA/131/95/95 - Project - Construction of
in order requested, in
accordance with the provisions of the DA/131/95/95 - Project - Construction of
the following by DA/131/95/95 - Project - Construction of
DA/131/95/95 - Project - Construction of
DA/131/95/95 - Project - Construction of
DA/131/95/95 - Project - Construction of
DA/131/95/95 - Project - Construction of

- | | |
|---|---|
| 1) Development charge for
DA/131/95/95 - <u>Project</u> - <u>Construction of</u> | Rs. 1,00,000/-
(Rupees One Lakh only) |
| 2) Planning fee | Rs. 2,000/-
(Rupees Two Thousand only) |
| 3) Registration charge | Rs. 1,000/-
(Rupees One Thousand only) |
| 4) Open Space Contribution
(i.e. equivalent land
cost in 1980 of the other 1.5
to be received and handed
over as per DCR (DA/131/95/95)
1980 (1.5/131-95 (DA/131/95/95)) | Rs. 1,00,000/-
(Rupees One Lakh only) |

1.3.96
DESPATCHED

v) Security Reports (For the
recovered developments)

1. 54 copies
(Number 2 of 25 copies)

vi) Security Reports (For Security
and with office files)

1 copy

(Security Reports are refundable
without interest, on
demand, after term of completion
certification by DSDA. If there is
any deviation/violation/breach
of use of any report or share of
the full (reg/ins) as the approved
class, it will be re-certified).

2. Payments received after 30 days from the date of
issue of this letter will attract interest at the rate of 12%
per annum (i.e. 1% per month) for every completed month from
the date of issue of this letter. This amount of interest
shall be retained along with the amount due (However no
interest is collectible for Security Reports).

3. The report would be returned irrespective of the
payment is not made within 30 days from the date of issue of
this letter.

4. You are also requested to comply the following:

- a) Forward the letter of your acceptance for the
following conditions stipulated by virtue of
notification available under DSR 216/111.
 - i) The communication shall be undertaken as
per mentioned class only and no variation
from the class should be made without prior
approval. Communication class is deviation
is liable to be cancelled.
 - ii) In case of Special Facilities/Group Development,
a grade-specific qualified Graduate Engineer
with Council of certificate or Class-I licensed
Surveyor shall be associated with the construction
work till it is completed. Their name/address
and personal details should be furnished. In case
of Multi-tenanted buildings, both qualified
Architect and a qualified Structural Engineer
who should also be a Class-I licensed Surveyor
shall be associated, and the above information
to be furnished.

iii) A report in writing shall be sent to Rajya Metropolitan Development Authority by the Architect/Classified Licensed Surveyor who supervises the construction just before the commencement of the erection of the building or for the mentioned plan. Similar report shall be sent to Rajya Metropolitan Development Authority when the building has completed upto CLASS level and thereafter every three months at various stages of the construction/development providing that the work is for completed in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the approved scheme has been altered or the construction is carried out in violation to the approved plan.

iv) The owner shall inform Rajya Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to RMDA that he has agreed to supervise the work under reference and indicate the stage of construction on which he has taken over. The construction shall be carried on keeping the usual harmonizing between the acts of the Licensed Surveyor/Classified Licensed Surveyor and every of the new approved.

v) In application of the construction the architect shall indicate RMDA and shall not occupy the building or parts to be occupied until a completion certificate is obtained from Rajya Metropolitan Development Authority.

vi) While the applicant makes application for further connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by RMDA along with his application to the concerned Department/Board/Agency.

vii) Any the site when referred is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform RMDA of such transaction and also the name and address of the person to whom the site is transferred immediately after such transaction and shall bind the purchaser to a three conditions to the Planning Commission.

viii) In the case where within the site, there should be situated and the existing trees preserved as the extent possible;

ix) If there is any false statement, misrepresentation or any misrepresentation of fact in the application, planning permission will be liable for cancellation and the development made, if any will be deemed as unauthorized;

x) The new building should have suitable street view-front garden and walls;

xi) The parties will be held jointly, if the conditions mentioned above are not complied with;

xii) Such other consequential matters notified by FEMA should be adhered to strictly;

xiii) Undertaking (in the format prescribed in Appendix-XIV) to FEMA, a copy of it enclosed) is Rs.10/- Every Party shall executed by all the land owners, GPA holders, Villagers and registered separately. The undertakings shall be duly witnessed by a Justice Public;

xiv) Details of the proposed development shall filled in the forms required for display at the site. Details of the information to give is mentioned in case of Multi-Storeyed Buildings, Special Buildings and Group Developments.

5. The issue of Planning Permission will depend on the compliance/fulfillment of the conditions/promise stated above. The acceptance by the authority of the Department of the Development charge and other charges etc, shall not entitle the person as the Planning Permission has only refusal of the Development charge and other charges (including Regulatory Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the conditions of DCP, which has to be applied before granting the planning permission, or any other person, provided the application is not cancelled and claim for refund is made by the applicant.

Yours faithfully,

For MUMBAI DEVELOPMENT.

Encl 1) Undertaking Form,
2) Display Form,

Encl 2) The Sr. Accounts Officer,
Accounts (Mumbai Division),
MUDA, Mumbai-400 008.

2. C. S. D.
20-8.