



ADVOCATE

TITLE INVESTIGATION REPORT

OF

SHRI. KAILAS VINAYAK KASAR,

ADV. PALLAVI TOTALA

JALGAON

PH. NO. 0257-2233105

CELL NO. 9403381007



CHALLAN
MTR Form Number-6



RN	MH013186642202223E	BARCODE			Date	03/01/2023-16:20:29		Form ID				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Search Fee				TAX ID / TAN (If Any)							
	Search Fee				PAN No.(If Applicable)							
Office Name	JLD_JT DISTRICT REGISTRAR JALGAON				Full Name	Adv Pallavi Vishal Totala						
Location	JALGAON											
Year	2022-2023 From 01/01/1994 To 03/01/2023				Flat/Block No.	386 Jaikisanwadi						
	Account Head Details			Amount In Rs.	Premises/Building							
	030072201 SEARCH FEE			750.00	Road/Street	Navipeth						
					Area/Locality	Jalgaon						
					Town/City/District							
					PIN		4	2	5	0	0	1
					Remarks (If Any)							
					Search 30yrs 1994 to January 2023 of CTS No 52A situated in Jalgaon city							
					Tal/Dist Jalgaon							
					Amount In	Seven Hundred Fifty Rupees Only						
Total				750.00	Words							
Payment Details					FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA												
Cheque-DD Details					Bank CIN	Ref. No.	00040572023010326264		IK0CAVTER1			
Cheque/DD No.					Bank Date	RBI Date	03/01/2023-16:24:21		Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9403381007

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
अदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



Pallavi V. Totala

B.Com., LL.B, DTL, G. D.C &A.,
Advocate & Notary.

OFFICE-386, JAIKISANWADI, NAVIPETH, JALGAON, Jalgaon. ☎ 9403381007, 7058740207, 0257-2233105

To, MahaRERA,
6th & 7th Floor,
Housefin bhavan,
Plot.No.C-21, E-
block, Bandra
Kurla Complex,
Bandra (E),
Mumbai.

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to CTS.No.52A,
adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon.
(hereinafter referred as the said "Plot")

- 1) I have verified the title of the said plot on the request of Shri. Kailas Vinayak Kasar following documents i.e. –
 1. CTS Extract on dated 26/12/2022 of above property.
 2. Gift deed of above property.
 3. Commencement Certificate & Approved Plan
 4. Available online Index II Records from the year 1994 up to 03/01/2023 of Sub-Registrar Office, Jalgaon.
- 2) On perusal of above mentioned documents and all other relevant documents related to title of the said property, I am of the opinion the title of following owners is clear, marketable and without any encumbrances.

Owner of land

Shri. Kailas Vinayak Kasar

- 3) The report reflecting the flow of the title of said of the owner on the said land is enclose herewith as annexure.

Encls. Annexure

Date : 03/01/2023

Place : Jalgaon

Pallavi V. Totala

Advocate & Notary.

ADV. PALLAVI V. TOTALA
NOTARY, GOVT. OF INDIA
B.Com., LL.B., D.T.L., G.D.C. & A
386, Jaikisanwadi, Navi Peth
Jalgaon. (R.No. MAH/5429/2005)





Pallavi V. Totala

B.Com., LL.B, DTL, G. D.C &A.,

Advocate & Notary.

OFFICE-386, JAIKISANWADI, NAVIPETH, JALGAON, Jalgaon. 9403381007, 7058740207, 0257-2233105

FLOW OF TITEL OF THE SAID LAND

A.	Previously CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon was on the name of Shri. Surajmal Jivanram Birla.
B.	On dt.23/12/1972 Shri. Surajmal Jivanram Birla sold out CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon to Ramnarayan Nandram Sharma by registered sale deed bearing no.1841 for consideration of Rs.10,000. Accordingly on dt.27/12/1972 it was effected in the records of rights.
C.	On dt.23/12/1972 Shri. Surajmal Jivanram Birla sold out CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon to Ramnarayan Nandram Sharma by registered sale deed bearing no.1841 for consideration of Rs.10,000. Accordingly on dt.27/12/1972 it was effected in the records of rights.
D.	On dt.25/05/1999 Shri. Ramnarayan Nandram Sharma sold out CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon to Shri. Dilip Vinayak Kasar, Shri. Dipak Suryakant Kasar and Shri. Atul Ramakant Kasar by registered sale deed bearing no.1841 for consideration of Rs.10,000. Accordingly on dt.30/09/1999 it was effected in the records of rights.
E.	By correction deed name of only two owners were entered on the extract of the property. By correction it was mentioned. Accordingly on dt.08/03/2007 it was effected in the records of rights.
F.	On dt.09/03/2007 Shri. Dipak Suryakant Kasar and Shri. Atul Ramakant Kasar gifted their share in CTS.No.52A, adm.area.129.6Sq.mtrs out of which 86.4Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon to Shri. Kailas Vinayak Kasar and Shri. Nivrutti Vinayak Kasar by registered gift deed bearing no.580. Accordingly on dt.17/07/2007 it was effected in the records of rights.
G.	As per order no. Na.Bhu.Pa/Mi.Pa/akshari nond/2015, Pune, dt.09/02/2015 accordingly in words area was mentioned. Accordingly on dt.21/08/2015 it was effected in the records of rights.



H.	On dt.12/09/2018 Shri. Nivrutti Vinayak Kasar and Shri. Dilip Vinayak Kasar gifted their share in CTS.No.52A, adm.area.129.6Sq.mtrs out of which 86.4Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon to Shri. Kailas Vinayak Kasar by registered gift deed bearing no.4922. Accordingly on dt.18/12/2018 it was effected in the records of rights.
I.	On dt.05/12/2018 Shri. Kailas Vinayak Kasar applied for construction on CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon by application & plan inward no. T.P/1593. Accordingly on dt.14/01/2019 Municipal Corporation of the City of Jalgaon sanction of Building Permit and Commencement Certificate for construction on CTS.No.52A, adm.area.129.6Sq.mtrs situated in Jalgaon city, Tal. & Dist. Jalgaon of Prop. Basement parking+Ground floor +First floor+Second floor having built-up-191.301Sq.mtrs by order no. T.P/B.P/1175.

Note/Disclaimer :

- The report does not comment on : The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).
- It is advised to ensure that the said property is in possession of the borrower/s Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2002 computer systems installed of Sub-Register Office Jalgaon but each and every entry of all registered document is not properly filed up in computer systems. Therefore above Title Verification done as per available computer record.
- **JALGAON**
- **DATE. 03/01/2023**

Mrs. Pallavi V. Totala

Advocate & Notary

ADV. PALLAVI V. TOTALA
NOTARY, GOVT. OF INDIA
B.Com., LL.B., D.T.L., G.D.C. & A
346, Jaikisanwadi, Navi Peth
Jalgaon. (R.No. MAH/5429/2005)



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3-01-2023

सूची क्र.2

दुय्यम निबंधक : जळगांव 3

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दस्त क्रमांक : 580/2007

नोदणी :

Regn:63m

गावाचे नाव : Jalgaon Nagarpalika

(1)विलेखाचा प्रकार	दान
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 839808
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे : जळगाव (महानगर पालिका जळगांव), उपविभागाचे नाव - 1/44 - उर्वरित सर्व मिळकती व न.र.यो.क्र.1 मौजे शहर जळगांव : सिटी सर्व्हे नंबर 52अ याचे एकुण क्षेत्र 129.6 चौ.मी. (155 चौ.यार्ड) यावरील आमचे संपुर्ण मालकीची व कब्जे उपभागातील सामाईकांतील 2/3 हिस्साची म्हणजेच 86.4 चौ.मी. क्षेत्राची बांधीव एकमजली वर पत्रे असलेली गोडावुनची जागा तळजमिनीतील हिस्सासह.
(5) क्षेत्रफळ	86.4 "ÖÖi."Öß.
(6)आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. दिपक सुर्यकांत कासार वय:-33पत्ता:-पिन कोड:-पॅन नं:- AJQPK9606D 2): नाव:-श्री. अतुल रमाकांत कासार वय:-32पत्ता:-पिन कोड:-पॅन नं:- ARWPK4371R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-श्री. कैलास विनायक कासार वय:-47पत्ता:-पिन कोड:-पॅन नं:- ALVPK4453H 4): नाव:-श्री. निवृत्ती विनायक कासार वय:-44पत्ता:-पिन कोड:-पॅन नं:- ANSPK2265Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2006
(10)दस्त नोंदणी केल्याचा दिनांक	09/03/2007
(11)अनुक्रमांक,खंड व पृष्ठ	580/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	42000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	8400
(14)शेरा	-



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03-01-2023

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गावाचे नाव : 1) जळगांव शहर

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2729666
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: जळगांव म.न.पा. इतर वर्णन : , इतर माहिती : , इतर माहिती : मौजे जळगाव सिटी सर्व्हे नंबर 52 अ याचे एकुण क्षेत्र 129.6 चौ मी व त्यावरील एकमजली वर पत्रे असलेली गोडाऊन जागा यापैकी आमचे मालकीची व कब्जे उपभोगातील सामाईकातील 2/3 हिश्याची म्हणजेच 86.4 चौ मी क्षेत्राची बांधीव एकमजली वर पत्रे असलेली गोडावूनची जागा तळजमिनीतील हिश्यासह विभाग क्रमांक 1/44 ((C.T.S. Number : 52 अ ;))
(5) क्षेत्रफळ	1) 86.4 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दिलीप विनायक कासार वय:- 59; पत्ता:-, -, -, - , बालाजी पेठ जळगाव ता जि जळगाव , जलगांव बाझार , MAHARASHTRA, JALGAON, Non-Government. पिन कोड:- 425001 पॅन नं:- ANSPK2267N 2): नाव:- निवृत्ती विनायक कासार वय:- 49; पत्ता:-, -, -, - , भवानी पेठ जळगाव ता जि जळगाव , जलगांव बाझार , MAHARASHTRA, JALGAON, Non-Government. पिन कोड:- 425001 पॅन नं:- ANSPK2265Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कैलास विनायक कासार वय:- 58; पत्ता:-, -, -, - , रिंग रोड जळगाव ता जि जळगाव , जलगांव बाझार , MAHARASHTRA, JALGAON, Non-Government. पिन कोड:- 425001 पॅन नं:- ALVPK4453H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ	4922/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	109200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27300
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही
कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-:

within family

तातुका/न.मू.का. : न.मू.अ. जळगाव					जिल्हा : जळगाव
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा माळवाया तपशील आणि त्या फेरतपासणीची नियत वेळ
५२/अ		५२अ	१२९.६०	अ	गावठाण सारामाफी.

सुविधाधिकार :
 हक्काचा मूळ धारक : **म**
 वर्ष : १९३२ [दामोदर नंदराम]
 खरेदीदार भगीरथ रामचंद्र कडील ४०००/ १६, १०१९०८
पट्टेदार :
दुसरे भार :
इतर शिरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	
09/02/1938	खरेदी रु. २५०/२७.९३८ पुर्वेकडील २५ यार्ड जागा	म	[बन्सी ओंकार सदरहुन नोंद ५२ ब नंबरवर केली]	सही 09/02/1938 न.मु.
04/03/1938	प्रत्यक्ष मोजणीकरण खरेदीदेऊन राहीलेला भाग सबब एरियाकमी.	म	[दामोदर नंद राम]	सही 04/03/1938 न.मु.
15/05/1940	अजावरुन धारस भाऊ	म	[जिवनराम नंदराम बिलधी]	सही 15/05/1940 न.मु.
12/07/1963	घाटणीपत्र र.रु. ११९०२-५०/२३.३.६३(नी) घर SN ७४७.	म	[सुरजमल जीवनराम बिलां]	सही 12/07/1963 न.मु.
25/08/1967	भारत सरकारच्या सन १९५६ च्या वजनमापा संबंधीच्या कायद्या लागत महाराष्ट्र राज्याच्या सन १९५८ च्या अमलबजावणी कायद्यानुसार क्षेत्राचे दशमान पध्दतीत रूपांतर केले आहे तसेच भारत सरकारच्या नाणेसंबंधी कायद्यानुसार आकाराचे रुपये पैशात रूपांतर केले..			सही 25/08/1967 न.मु.
27/12/1972	खरेदी र.रु. १००००/- SN १८४९/२३.१२.७२ प्रो. सुरजमल जीवनराम बिलां कडून.	म	[रामनारायण नंदराम शर्मा]	सही 27/12/1972 न.मु.
30/09/1999	खरेदीने संपूर्ण क्षेत्र र.द.क्र. १५८५ दि. २५/५/९९	म	[दिलीप विनायक कासार] [दिपक सुर्यकांत कासार] [अतुल रमाकांत कासार]	सही 30/09/1999 न.मु.
08/03/2007	दुरस्तीने र.द.क्र. १५८५ दि. २५/५/९९ अन्वये राहिलेल्या दोन धारकाची नावे दाखल केली असे			केरल प्रमाणे सही 08/03/2007 न.मु.
17/07/2007	बक्षिसपत्राने दिपक सुर्यकांत कासार व ई १ यांचे २/३ हिस्सा क्षेत्र ८६.४ चौ.मी बक्षिस दिलेले नांव दाखल र.द.क्र. ५८०/३.३.०७	म	[कैलास विनायक कासार] [निवृत्ती विनायक कासार]	केरल प्रमाणे सही 17/07/2007 न.मु.
21/08/2015	मा जमावदी आयुक्त आणि संचालक भूमि अभिलेख पुणे (म.रा.) यांचे काडील परिपत्रक क्र./मा.भू.५/मि.१.अक्षरी नोंद /२०१५.पुणे दि. १/२/२०१५ नुसार क्षेत्राची अक्षरी नोंद केली.			केरल प्रमाणे सही 21/08/2015 न.मु.
18/12/2018	बक्षिसपत्राने- दिलीप विनायक कासार निवृत्ती विनायक कासार यांनी बक्षिस पत्र करून दिल्याने ८६.४ चौ.मी वर नांव दाखल केले	म	कैलास विनायक कासार	केरल प्रमाणे सही 18/12/2018 न.मु.

हि मिळकत पत्रिका (दिनांक 24/07/2021 04:07:39 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मिळकत पत्रिका डाउनलोड दिनांक 26/12/2022 11:12:41 AM
वेबसाइट पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/LogIn/VerifyPropertyCard>

या संकेत स्थळावर 0316100002045026 हा क्रमांक वापरावा.



MUNICIPAL CORPORATION OF THE CITY OF JALGAON

TEL.: 2222261, 62, 63, 64, 65 FAX : 02575122260

SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

No.: T.P./B.P./1175-

Date: 14/01/2019

To,

Shri. Kailas Vinayak Kasur.

Jalgaon.

Subject:- Sanction of Building Permit & Commencement Certificate in Plot No. _____
of C.T.S. No. /G.No./S.No. 52/A - of Jalgaon - Shivar.

Reference : Your Application & Plan Inward No. TP/1593- Dated 05/12/2018

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act. 1966 (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. LIX of 1949) to erect Building of Prop. Basement Park + G.F. + F.F. + S.F. Resdⁿ purpose.
Total Builtup Area Commercial (—) + Residention (191.301 m²) = Total 191.301 m² as per plan duly amended in green. subject to following conditions.

CONDITIONS:

- 1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
- 2) No new building or part there of shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act. 1949 is duly granted.
- 3) Commencement Certificate and Building Permit Shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as-per provision laid down in Maharashtra Regional & Town Planning Act. 1966 and under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office and the owner should commence the work within seven days from the date of receipt of such a notice by authority.
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work. [viz under appropriate sections of Maharashtra Land Revenue Code 1965 Bombay Highway Act. 1955.]
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of further construction work.
- 8) All sanitary requirements shall be completed as stipulated in Development Control Rules.
- 9) Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two trees shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Trees Act. 1975.
- 10) Necessary arrangement for rain water harvesting shall be done.
- 11) The Construction work should be strictly carried out in accordance with the sanctioned plan enclosed here-with.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act. 1949.

No.: T.P./B.P./1175-

Date: 14/01/2019

- 15) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony / society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply Similarly street light will not be provided by Municipal Corporation till Electric supply mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) a) N.A Order No. _____ Dated: / / submitted with the application.
b) N.A Order for Residential / Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.
- 18) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
- 19) a) Rs. 72694 + 2916 is paid for development charges elt & water line charges w.r.to the proposed Construction on Plot No. _____ to Jalgaon Shivar vide C.T.S. No./G.No./S.No. 52/A - _____ of Receipt No. 644 - _____ dated 09/01/2019.
b) Rs. _____ is paid for development charges w.r. to the proposed land development vide R. No. / B. No. _____ Dated: / /
- 20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
- 21) a) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating followings details.
i) Name and Address of the owner / developer, Architect Engineer and contractor.
ii) Survey No. / Gat No./City Survey Number/Ward No. of land under reference along with description of its boundaries,
iii) Order number and date of grant of development permission redevelopment permission issued by the Planning Authority or any other authority.
iv) F.S.I, permitted.
v) Number of Residential/Commercial flats with their areas.
vi) Address where copies of detailed approved plans shall be available for inspection.
b) A notice in the form of an advertisement giving all the details mentioned in 21 a) above shall also be published in widely circulated newspapers one of which should be regional language.
- 22) Proper arrangement in consultation with Telecom Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
- 23) Before commencing the work, plot/land u/r should be demarcated from Appropriate Authority.
- 24) Attested copy of city survey map as per site should be submitted with the application from of completion certificate.
- 25) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleading date/ information is produced & the action will taken against him as per prescribed Act. and building permission will be assumed cancelled/ revoked.
- 26) The construction work should be carried out under the supervision of Licensed Structural Engineer.
- 27) The owner should provide, the, parking facility within his own premises.
- 28) J.C.M.C. should not be responsible for any ownership dispute arised in future.
- 29) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash generated from Thermal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.
- 30) As per maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Presitest water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building.