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१३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्ट इंजीनियर-नाव, अकृषिक मंजुरी व इतर मंजुरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहील. तसेच सर्व मंजुरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करुन ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजुर रेखांकनातील इमारतीचे बांधकाम करण्यापुर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in siesmic zone should be considered) आर.सी.सी. डिझाईन तयार करुन संबंधीत सक्षम अधिका-यांची मंजुरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करुन कार्यान्वीत करणे तसेच बांधकाम चालु असतांना तांत्रिक व अंतांत्रिक कार्यवाही पुर्ण करुन त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहील.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजुरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजुर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजुरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजुर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुध्द दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितांविरुध्द विहीत कार्यवाही करण्यात येईल.

१) मंजुर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

२) मंजुर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राहयता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

ठ. न. न.- १०
८३५ २०११
५५ / १००

२०) प्रस्तावित इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजुर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.

२१) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.

२२) मंजुर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करुन घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.

२३) प्रस्तावातील इमारतीचे बांधकाम पुर्ण झाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करुन घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालु असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.

२४) पुर्नविकसीत / नव्याने पुर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहील. याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने /धारकाने करणे बंधनकारक राहील.

२५) या मंजुरीची मुदत दि.30/7/22 पासून दि.30/7/27 पर्यंत राहील. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.

२६) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहील.

२७) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.२५/०६/२००७ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

२८) जागेवर रेन वॉटर हार्वेस्टींगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महानगरपालिकेचे पाणीपुरवठा व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२९) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापुर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

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NOTARY THAKKAR GOVT. OF INDIA

ल्ट (Stilt) प्रस्तावीत केले असल्यास
णे ठेवण्यात यावी व या जागेचा वापर

जास्त उंचीचे इमारतीचे अग्निशमन
त प्रमाणपत्र' सादर करणे बंधनकारक

त तोडण्याचे प्रस्तावीत केले असल्यास
ा प्रमाणीत करुन घेतल्यानंतर विद्यमान
गे बंधनकारक आहे.
ाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या
करुन घेणे व तदनंतरच इमारतीचा
हे. महानगरपालिकेकडून वापर परवाना
ाचे निदर्शनास आल्यास वास्तुविशारद,
ायदेशीर कार्यवाही करण्यात येईल.
रतीमध्ये विद्यमान रहिवाशांना सामावून
रद, विकासक व धारक यांची राहील.
सकाने रहिवाशांसोबत करावयाचा
ारकाने करणे बंधनकारक राहील.
30/7/12 पर्यंत राहील. तदनंतर
ाम १९६६ चे तरतुदीनुसार विहित
ल अन्यथा सदरची मंजुरी

वे पालन करण्याची जबाबदारी
कार पत्रधारक, बांधकामपर्यवेक्षक
ा.
त दावा प्रलंबीत नसल्याबाबत आपण
ी आहे. याबाबत काहीही विसंगती
रण्यात येईल.
रणे तसेच अग्निशमन व्यवस्था करणे व
व अग्निशमन विभागाकडील नाहरकत
क राहिल.
र्वी सौर उर्जा द्वारिल पाणी गरम

दाखला सादर करण
२१) प्रस्तावित इमारतीस
करण्याची व्यवस्था
त्याबाबत सार्वजनि
आपणावर बंधनका

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३०) यापूर्वी पत्र क्र. .....दि..... अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतींचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतींचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	ए	१	स्टिल्ट + १५	२८७९.०१
२	बी	१	स्टिल्ट + १०	१९३४.४८
३	सी	१	स्टिल्ट + १	१९७.९९
४	डी	१	स्टिल्ट + १	१९७.९९
५	ई	१	स्टिल्ट + १	१९७.९९
एकूण				५४०७.४६ चौ.मी.

३१) यापुर्वीचे पत्र क्र. मिभा/मनपा/नर/२२३३/२००८-०९, दि.२७/०८/२००८ अन्वये देण्यात आलेली मंजुरी रदद करण्यात येत आहे.

३२) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

३३) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तींची पूर्तता करणे आपणावर बंधनकारक राहिल.

३४) प्रस्तावित गृहसंकुलातील मंजुर नकाशाबाबत भविष्यात कोणत्याही स्वरुपाचा वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी विकासकाची राहिल.

३५) दि. ०७/१२/२०१०, दि. ०३/१२/२०१० व दि. ०१/०५/२०११ रोजीच्या हमीपत्राचे पालन करणे विकासकावर बंधनकारक राहिल.

३६) जोत्याच्या दाखल्यापूर्वी यु.एल.सी विभागाकडील मुदतवाढ सादर करणे आपणांवर बंधनकारक राहिल.

३७) जोत्याच्या दाखल्यापूर्वी द इस्टेट इन्व्हेस्टमेंट कंपनी यांच्याकडिल नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

३८) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील नाहरकत दाखल्यामधील अटीशर्तींची पूर्तता करुन अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

३९) जमिनधारक / विकासकाने महाराष्ट्र महसुल अधिनियम १९६६ नुसार आवश्यक असलेले अकृषिक परवानगी प्राप्त करणे बंधनकारक आहे.

४०) अकृषिक परवानगीसाठी अर्ज केल्याची पोच जोता प्रमाणपत्राचा दाखला मिळणेसाठी अर्जासोबत सादर करणे आवश्यक आहे.

४१) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.

४२) इमारत पुर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पुर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटींची पुर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करुन पुढील कार्यवाही करण्यात येईल.

मनपा/नर/ ७७०/ ११ / १२ दि. 3१/५/२०११

आयुक्त
मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव
१) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
२) प्रभाग अधिकारी
प्रभाग कार्यालय क्र.

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 ठाणे DIST. THANE

ठाणे नं.- १०
८४३५ २०११
४० / ९००

NOTARY U. C. THAKKAR U. GUJARAT & MAHARASHTRA Regd. No. 2187 Exp. on 26-3-22 GOVT. OF INDIA

No.ULC/TA/ATP/WSHS-20/SR- 1861
Office of the Addl.Collector &
Competent Authority,Thane
Thane urban Agglomeration,
2nd floor, Collector Office Building,
Thane.
Date :- 15 NOV 2007

ORDER

Exemption Order granted under section 20 of the Urban Land (Ceiling and Regulation) Act,1976 incorporating Guidelines given by Judgement dated 30th January,1990 and 17th November,1995

Smt.Jayabai Yashwant Bhoir & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is shown in Appendix.

AND WHEREAS, the said person **Smt.Jayabai Yashwant Bhoir & Others** has applied for grant of Exemption under section 20 of said Act as per Guidelines issued on 22nd August,1986 and amended from time to time.

AND WHEREAS it is satisfied regarding the location of land, the purpose for which the said Excess land is being used and the scheme submitted by the said person for providing Site/services/core house and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating housing stock and meets the requirements of terms and conditions laid down in the Government guideline, it is necessary in the public interest to consider the request of applicants/person under the provision of section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 20 of the Said Act, after having recorded in writing the reasons for making this order. The Addl. Collector and Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provision of Chapter-III of the Act, subject to the following conditions :

1. The said person shall get the layout, building plan and N.A.permission approved from concerned appropriate Authority.

2. The holder shall advertise the entire scheme within six months from the date of execution of the order in at least two local newspapers, giving full details of the scheme including the and final selling price for tenements for plinth and carpet area separation, location, terms condition of allotment of tenements, in accordance with Maharashtra Ownership Flat Act,1963. He shall send copies of the advertisements to the Competent Authority within one week from date of publication of the Advertise -ment.

3. (a) First 4000 Sq.mtrs. of land of each shareholder should be utilized for the construction of tenements having plinth area up to 40 Sq.Mtrs.

4. The said persion / Developer shall maintain the register of applicant chronologically for Component & other part of the scheme separately, registering them on the basis of date of receipt of application. The register should be up to date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such application with its number shall be issued to the applicants and number given to the applicant in the register shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the "Monitoring Committee"

5. The said person / Developer shall commence construction of tenements within a period of **One year** from the date of this exemption order and shall complete the construction work within **three years** failing which the exemption shall stand withdrawn. If part of land is utilized and part remains unutilized, then the land under such incomplete buildings along with land appurtenant there at will attract provision of chapter III of Urban Land (Ceiling and Regulation)Act,1976.

6. Allotment under the scheme shall be on the basis of One Family-One Flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any agglomeration within Maharashtra shall not be entitled to allotment, or acquisition by transfer of a flat under said scheme.

7. The number of Government nominess shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to member of Weaker Section of Society. The reservation or allotment of accommodation for these Govt., nominees should be on prorata basis in respect of each completed building.

8. The quality of constructions shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986. The quality of construction shall be subject to building regulations of the local Authorities and subject to such other conditions as may be imposed by the Municipal Corporation/ Municipal Council/Local Planning Authority/Town Planning Authority and other statutory bodies.

9. The said person shall not transfer the exempted lands (with or without building thereon) or any part thereof to any other person, except for purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above.

10. The area required to be kept open according to the D.C.Rules, Building regulation of concerned Municipal Corporation/Municipal Council / Town Planning and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction what so ever, even if there is change in F.S.I. in future, permitting additional construction.

11. The said person shall submit a quarterly progress report from time to time as prescribed by the Addl.Collector & Competent Authority in order to indicate the progress of the work done by him.

12. It shall be lawful for the State Government, or the Additional Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on land, so allowed to be retained for the purpose of construction of tenements/providing sites and services / core houses to inspect and check the developments,construction and disposal of the tenements.

13. The exemption granted under section 20 of said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, as and when such exempted lands are required for any Government organization in public interest.

14. The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.

15. The committee formed according to circular dated 16/01/1996 shall have power to scrutinize all relevant documents and give appropriate direction to the Builder and the applicant regarding allotments of tenements constructed for the Weaker Section of society.

16. Tenements reserved for Government nominees shall be maintained by the developer till the final allotment and execution of the agreement. A transfer or sale of a tenement reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.

17. If at any time Competent Authority or the State Government has noticed that there is breach of any of these conditions mentioned in this order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.

Provided that before making such order, Competent Authority or State Government shall give reasonable opportunity to the person whose lands are so exempted for making representation against the proposed withdrawal. When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the Provision of chapter-III of the said Act shall apply to such lands as if the land had not been exempted under this order and Competent Authority or State Government would empowered to acquire such land with building thereon under the provision of section 10 of the U.L.(C. & R.)Act,1976.

18. The future change in Development Plan will be binding on Developer/ Land owner. If Developer uses the F.S.I. of D.P. Road on land under scheme area, he has to surrender 5%, built up area in the form of tenements as per Govt. Rules & as per final approval of Municipal Corporation.

83

19. Necessary approach road required for the scheme area should be provided/ made available by the Land Owner/Developer at his own cost.

20. The Scheme holder shall get approval for rate of tenements to be sold to Economical Weaker Section persons's and Government Nominee's before starting construction on site from Competent Authority.

21. The exemption granted u/s 20 of the said Act shall be deemed to have been withdrawn for such vacant land if the development rights of the land owner are transferred to other developers without permission of the Competent Authority. In the event of such transfer present developer as well as original land owner and successor will be liable for prosecution under U.L.(C. & R.)Act,1976 and prevailing rules.

22. It shall lawful for Competent Authority to prosecute the person who at any time furnishes false document and mis-representation of the facts and follows fraudulent practices in respect of this scheme.

23. The said person / Developer shall obtain necessary N.O.C. form C.R.Z. Authority & Environment Authority asper rules & regulations if applicable

24. The zoning for area under exemption is as per sanctioned Development plan of Mira Bhayander Municipal Corporation & Thane Municipal Corporation .

25. The buildable reservation included in the scheme shall be handedover free of cost to the M.B.M.C. / T..M.C. before appraval of layout Plans / Commencement Certificate.

SCHEDULE

1	Name & Address of the person holding land	**Smt.Jayabai Yashwant Bhoir & Others** At Post Mira Tal. & Dist. Thane
2.	Inward No. and date of application	: No. 950, Dt.06/03/2007
3.	Name of the Urban Agglomeration in which Exemption is sought situated	: Thane Urban Agglomeration, & 8Km's Peripheral area of Bruhan Mumbai Urban Agglomeration.

4. Description of the property for which Exemption is sought.

a)District/ Taluka/ : Thane/Thane
village : Mira

b) S.No. / H.No. (Old)	S.No. / H.No. (New)	Area	
182/8	49/8	3570.00	sq.mtrs.
	Total	3570.00	sq.mtrs.

c) Total Surplus area in Sq. Mtrs. : 17090.00 sq.mtrs.
(As per 8(4) order No.UlC/TA/T.No.4/
Mira /SR-16, Dt.17/03/1988)

d) Land to be retained as per Circular,
Dated 11/8/1989 : --

e) Total area under scheme 100.00 sq. mtrs.

f) Area under reservation, if any : --

g) Area of land to be exempted : 100.00 sq.mtrs.
(Surplus)

h) Area under compulsory open space
and internal road : --

i) Net buildable area under scheme : 100.00 sq. mtrs.

j) ***Built-up area*** to be sold to
Government nominees at fixed rate : 5.00 sq. mtrs.

k) Buildable land to be surrender to
Government free of cost : Nil

5. Total number of tenements to constructed :
I Tenements up to 40 Sq. mtrs. : 3 Tenements

6. No. of Tenements to be sold to Government :
I Tenements up to 40 Sq. mtrs. : 01 Tenements

O.T.C.-90
2834 2022
42 / 900

Subject to approval of building plans, from Mira Bhayander Municipal Corporation.

Addl. Collector & Competent Authority
Thane Urban Agglomeration, Thane.

To,
Smt.Jayabai Yashwant Bhoir & Others
At Post Mira Tal. & Dist. Thane

E:\Sec.20 old file\final format new under section 20 Jāyabai yashwant bhoir.doc

Copy Submitted to the

1) Prin.Secretary, Urban Development Department, Mantralaya,Mumbai.
2) The Commissioner, Mira Bhayander Municipal Corporation,Bhayander for information and request **not to issued** Occupation Certificate unless N.O.C. regarding handing over tenements to Govt.is isued by this office to scheme holder.

Copy forwarded to the,

1) Tahasildar – Thane ULC, T.No...07
2) Sub-Registar- Thane
3) Select copy

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

ठा. ना. सं.-१०
१८३५ २०१९
५३ / ९००

NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp. on 28-5-22 GOVT. OF INDIA

NOTARY

मा.जिल्हाधिकारी यांचेकडून अकृषिक आदेश प्राप्त करणेसाठी नाहरकत दाखला

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग,
भाईंदर (प.) ता.जि.ठाणे- ४०१ १०१

जा.क्र.मिभा/मनपा/नर/ 2233 /२००८-०९ दिनांक- 28/11/2008

प्रति,

जमीन/जागामालक - श्री. अनिल मोतीराम भोईर व इतर, श्री. मधुकर विस्तूर भोईर व इतर, श्री. आत्माराम लक्ष्मण पाटील व इतर, श्रीमती जयाबाई यशवंत भोईर, श्रीमती कुरुम दिपक पाटील

अधिकार पत्रधारक - मे. जी.एन. कन्स्ट्रक्शन

द्वारा- वास्तुविशारद - मेसर्स नकाशा आर्किटेक्ट

विषय- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे – मिरा
स.क्र./हि.क्र. नविन ५०/१,१०, ४९/३,४,५,६,८ जुना १८१/१,१०, १८२/३,४,५,६,८
या जागेत नियोजित बांधकाम करण्यासाठी जागेस अकृषिक आदेश प्राप्त करणेसाठी मा. जिल्हाधिकारी यांना सादर करणेसाठी नाहरकत दाखला मिळणे बाबत.

संदर्भ- १. आपला दि.२४/०७/२००८ चा अर्ज.
२. मे.सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. यु.एल.सी./टी.ए/एटीपी/डब्ल्यु.एस.एच.एस.-२०/एसआर-१७३५, दि.२४/०१/२००७, एसआर-५६४, दि.१४/०७/९४, एसआर-५७९, दि.२४/०५/९४, एसआर-१८६१, दि.१५/११/२००७, एसआर-१७३३, दि.२४/०१/२००७ व यु.एल.सी./टिए/मिरा/एसआर-१६, दि.१७/०८/८८ ची मंजुरी.

महोदय,

विषयांकित प्रकरणी मिरा भाईंदर महानगरपालिका क्षेत्रांतील मौजे – मिरा सर्वे.क्र./हिस्सा.क्र. नविन ५०/१,१०, ४९/३,४,५,६,८ जुना १८१/१,१०, १८२/३,४,५,६,८ मधील जागेस अकृषिक परवानगी प्राप्त करणेसाठी जिल्हाधिकारी कार्यालयाकडे सादर करावयाच्या नकाशास खालील अटीस अधिन राहुन मंजुरी देण्यात येत आहे.

१) विषयांकित जागेस मा.जिल्हाधिकारी यांच्याकडून अकृषिक परवानगी प्राप्त झाल्यानंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ नुसार व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) विहीत नमुन्यात बांधकाम प्रारंभपत्रासाठी अर्ज करण्याची व बांधकाम प्रारंभपत्र प्राप्त करण्याची जबाबदारी आपणांवर राहील. सदर नाहरकत दाखल्याची मुदत एक वर्षासाठी आहे. सदर नाहरकत दाखल्याच्या आधारे जागेवर कोणत्याही स्वरूपाचे बांधकाम करता येणार नाही, अन्यथा बांधकाम केल्यास सदरचे बांधकाम अनाधिकृत ठरवुन विहीत कार्यवाही करण्यात येईल. तसेच बांधकाम प्रारंभपत्रापूर्वी विद्युतपुरवठा करणेबाबत महानगरपालिकेचे नाहरकत प्रमाणपत्र घेणे आपणावर बंधनकारक राहिल.

२) बांधकाम प्रारंभपत्रापूर्वी तालुका निरीक्षक भूमि अभिलेख, ठाणे यांचेकडील मोजणी नकाशा सादर करणे आपणावर बंधनकारक राहिल.

३) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.२५/०६/२००७ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

४) बांधकाम प्रारंभपत्रापूर्वी यु.एल.सी. विभागाकडील कलम २० च्या आदेशासाठीची मुदतवाढ सादर आपणावर बंधनकारक राहिल.

आयुक्त
मिरा भाईंदर महानगरपालिका

NOTARY J. C. THAKKAR GUJARAT & MAHARASHTRA Regd. No. 2157 Enrd. on 28-5-22 GOVT. OF INDIA

दि. मा. म.- १०
६३१ २०११
४६ / १००

For M/s G. N. CONSTRUCTION
PROPRIETOR

No.ULC/TA/ATP/WSHS-20/
Corrigendum /S.R.1601
Office of the Addl.Collector &
Competent Authority,Thane
Thane urban Agglomeration,
2nd floor, Collector Office Building,
Thane.
Date :- 28 AUG 2009

READ

1. Govt. in Housing and Special Assistance Department Resolution No. ULC/1092/(5313)/D-XIII Dated 22nd October 1992.
2. This office orders No. ULC/TA/ATP/W.S.H.S. 20/S.R. 1601 Dt. 9/03/2006
3. Application from Dt. 2/04/2009

CORRIGENDUM

Exemption under section 20 (New) has been granted in favour of Shri Bharat Govind Patil & Others of Village Mira, Tal. & Dist. Thane for the Survey No. 179/2, 1817pt, 181/7pt as per conditions mentioned in the section 20 order dated 09/03/2006

Now the Govt. has revised guidelines for the land to be exempted under Section 20 (1) of the Urban Land (Ceiling & Regulation) Act 1976. Now vide resolution No. ULC/1092/(5131)/D-XIII dt. 22/10/92 by that resolution scheme holder has given option to pay 30% market price of half of his entire land offered for exemption & thereafter scheme holder is allowed to develop the component 'A' as per guidelines dt.22/10/1992. In which in Component 'A' the scheme holder has allow to construct tenement for middle and higher groups i.e. Multistoreyed building instead of Service Sites, Core houses and One room tenements for lower income groups.

Accordingly applicant requested to revise schedule under section 20 of the said order vide letter dated 2/04/2009

And whereas, I Additional Collector & Competent Authority, Thane satisfied with the application of the applicant while scrutinizing the scheme it is necessary to revised the schedule as per Govt. Resolution dated 22/10/1992.

The scheme holder has paid amount of Rs. 1,05,07,754/- against 30% market price of half of his entire land offered for exemption as per circular dt. 22/10/1992.

It is therefore directed that the schedule attached to order dated 9/03/2006 is to be replaced by the revised schedule as per following conditions.

1. The said person shall make full utilization of land exempted for the purpose aforesaid by constructing on the land 98 Nos. of tenement upto 25.00 Sq.mtrs. Plinth area, 57 Nos. of tenement upto 50.00 Sq.Mtrs. Plinth area, 36 Nos. of tenement upto 80.00 Sq. Mtrs. Plinth area, as specified in revised schedule.

2. The said person shall sale 5% of the permissible floor space index in the from of tenements i.e., 04 Nos. of tenement upto 25.00 Sq.mtrs. Plinth area, 03Nos.

of tenement upto 50.00 Sq.Mtrs. Plinth area & 01 Nos. of tenement upto 80.00 Sq. Mtrs. Plinth area, to the person nominate by the State Government at the rate of 50% of the rate applicable for the tenements to be sold in open market is to be determined as per formula prescribed in Govt. circular dated 29/12/1990.

All other condition mentioned in the order dated 16/11/2006 is remaining unchanged.

Addl.Collector & Competent Authority
Thane Urban Agglomeration
Thane.

To,
Shri Bharat Govind Patil & Others
Shri D.V.Realtors (P.O.A. Holder)
Add :- 201, Ashirwad, 10th Road,
Daulat Nagar, Borivali (E),
Mumbai-400 066

Copy Submitted to the

1) The principal Secretary, Urban Development Department, Mantralaya, Mumbai 32.
2) The Commissioner, MIRA BHAYANDER MUNICIPAL CORPORATION, Bhayander for information and request not to issued Occupation Certificate unless N.O.C. regarding handing over tenements to Govt.is isued by this office to scheme holder.

Copy forwarded to the,

1) Tahasildar –Thane ULC, T.No... 4
2) Sub-Registar- Thane
3) Select file

REVISED SCHEDULE

Details regarding applicant and the vacant land for which the exemption is sough under section 20 of Urban Land (Ceiling & Regulation) Act. 1976, vide Order No.ULC/TA/ATP/WSHS-20/S.R.1706

1	Name & Address of the person holding land	-	Shri Bharat Govind Patil & Others C/o. Shri D.V.Realtors 201, Ashirwad, 10th Road, Daulat Nagar, Borivali (E), Mumbai-400 066.
2.	Date of application	-	2/04/2009
3.	Name of the Urban Agglomeration in which Exemption is sought situated	-	Thane Urban Agglomeration, & 8Km's Peripheral area of Bruhan Mumbai Urban Agglomeration.
4.	Description of the property for which Exemption is sought	-	
a)	District Taluka Village	-	Thane Thane Mira
b)	Old S.No.	-	179/2, 181/7pt, 181/7pt
c)	Total Surplus area in Sq. Mtrs.	-	29855.70 sq.mtrs.
d)	Total area under scheme	-	9670.00 sq. mtrs.
e)	Area of land to be exempted	-	9670.00 sq. mtrs.
f)	Area under compulsory open space	-	1450.00 sq. mtrs.
g)	Net buildable area under scheme	-	8219.50 sq. mtrs.
h)	Built-up area to be handover to Government nominees at fixed rate	-	410.96 sq. mtrs.
5.	Total number of tenements to be constructed	-	
I	Tenements upto 25 sq.mtrs	-	98 Tenements
II	Tenements upto 50 sq.mtrs	-	57 Tenements
III	Tenements upto 80 sq.mtrs	-	36 Tenements
6.	No. of Tenements to be handover to Government at fixed rate	-	
I	Tenements upto 25 sq.mtrs	-	4 Tenements
II	Tenements upto 50 sq.mtrs	-	3 Tenements

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST THANE

NOTARY U. C. THAKKAR GUJARAT MAHARASHTRA Reg. No. 2157 Exp. on 28-8-22 GOVT. OF INDIA

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III Tenements upto 80 sq.mtrs - 1 Tenements

Subject to approval of building plans, from MIRA BHAYANDER MUNICIPAL CORPORATION, Thane.

URBAN LAND CEILING AND REGULATION ACT 1976 COMPETENT AUTHORITY FOR THANE URBAN AGGLOMERATION AND R.K.M.S. PERIPHERAL AREA OF GREATER BOMBAY सत्यमेव जयते

Add1.Collector & Competent Authority
Thane Urban Agglomeration
Thane.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST THANE

NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA Regd. No. 2157 Exp. on 26-5-22 GOVT. OF INDIA

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क्रं.युएलसी/टिए/एटीपी/कलम-२०/भोग.दा/
एस आर ५६४ + १६०१
अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे.
दिनांक :- 28 AUG 2009

प्रति,

मा.आयुक्त,
मिरा-भाईंदर महानगरपालिका,
भाईंदर (प), ता.जि. ठाणे - ४०१ १०१

विषय :- नागरी जमिन कमाल धारणा अधिनियम १९७६
कलम २० खालील योजना " भोगवटा दाखला" ना हरकत प्रमाणपत्र
योजना क्रं. एस आर ५६४, दि. १४/०७/१९९४
जमिनधारक :- श्री. मोतीराम शिवराम भोईर
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८१/७पै
क्षेत्र :- ३८०.०० चौ.मी.
योजना क्रं. एस आर १६०१, दि. ०९/०३/२००६
जमिनधारक :- श्री. भरत गोंविद पाटील
मौजे :- मिरा ता. जि. ठाणे
जु.स.क्रं.:- १८१/७पै
क्षेत्र :- ३००० चौ.मी.
योजना कलम ८(४) आदेश क्र.युएलसी/टिए/मिरा/एस.आर.७४,
दि. ४/४/१९८९
जमिनधारक:- श्री. मोतीराम शिवराम पाटील
मौजे :- मिरा, ता.जि. ठाणे
स.क्रं.:- १८१/७पै
क्षेत्र :- ३००० चौ.मी.
एकुण क्षेत्र ३८० + ३००० + ३००० = ६३८०
नकाशानुसार क्षेत्र ६३८०.०० चौ.मी.
विकासक:- डि. व्ही. रिएलेटर

ठा. न. स. - १०	
९४३५	२०१९
४८/१/टे-१	१००

संदर्भ :- १) विकासकाचे पत्र दि. ६/०४/२००९
२) मा.जिल्हाधिकारी यांचे पत्र क्रं.महसूल/क-१/टे-१ एनएपी/एस आर ८१/०६,दि. १३/०३/०७
३) मि.भा.म.न.पा चे बांधकाम प्रारंभ पत्र क्रं.मि.भा./म.न.पा./न.र./४३०३/०६-०७, दि.३०/०३/०७
४) मि.भा.म.न.पा चे नकाशा पत्र क्र.१९८९/०६-०७ दि. २२/०९/०६

महोदय,

संदर्भित पत्र क्रं.(१) अन्वये जमिनधारकाने / विकासकाने योजनेतील विषयांकित जमिन मौजे मिरा, जु.स.क्रं. १८१/७पै, १८१/७पै, १८१/७पै करीता " भोगवटा दाखला" ना हरकत प्रमाणपत्र अपेक्षिलेले आहे.

मंजुर नकाशानुसार एकुण प्रस्तावित क्षेत्रामध्ये विषयांकित योजनेतील जमिनीमध्ये स.क्र. १८१/१७पै, क्षेत्र ३००० चौ.मी. हे ८(४) आदेशानुसार अनुज्ञेय क्षेत्र आहे. मंजुर बांधकाम नकाशातील प्रस्तावित बांधकाम क्षेत्रामधील उर्वरीत अतिरिक्त क्षेत्रामधुन शासन देय क्षेत्र या कार्यालयास प्राप्त आहे.

मूळ योजना आदेश क्रं.युएलसी/टिए/डब्ल्यु.एस.एच.एस.२०/एस आर ५६४, दि. १४/०७/१९९४, योजना आदेश क्रं.युएलसी/टिए/डब्ल्यु.एस.एच.एस.२०/एस आर १६०१, दि.०९/०३/२००६ मधील अटी व शर्ती पूर्वीप्रमाणेच योजनाधारक/विकासकर्ते यांवर बंधनकारक राहतील.

सदर ना हरकत दाखला म्हणजे पूर्णत्वःचा दाखला नव्हे सबब विकास नियंत्रण नियमावली व इतर प्रचलित नियंमावलीची पुर्तता होत असल्यास विषयांकित इमारतीस वापर परवाना पारीत करणेस या कार्यालयाची हरकत नाही.

आपले विश्वासु,
जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे.

प्रत :-
१) श्री. मोतीराम शिवराम भोईर (जमिनधारक)
श्री.भरत गोविंद पाटील
व्दारा मे. डि. व्ही. रिएलेटर (अधिकारपत्रधारक)
पत्ता :- २०१, आशिवार्द, १० रोड,
दौलत नगर, बोरीवली (पूर्व) ४०० ०६६

आपण या कार्यालयात सादर केलेली प्रतिज्ञापत्र / हमीपत्र व इतर कागदपत्रे भविष्यात खोटी आहे असे निदर्शनास आल्यास आपणास पूर्णपणे जबाबदार धरण्यांत येईल व हमीपत्राद्वारे शासनास प्रत्यापित केलेली सदनिका खुल्या बाजारात विक्रि केल्यास ना.ज.क.धा.अधिनियम १९७६ च्या कलम अंतर्गत आपणावर फसवणुकीबाबत कार्यवाही करणेत येईल याची कृपया नोंद घ्यावी.

२) निवड नस्ती.

NOTARY U.C. THAKKAR GUJARAT & MAHARASHTRA Reg. No. 2157 Exp on 26-5-22 GOVT. OF INDIA

No.ULC/TA/ATP/WSHS-20/SR- 1735

Office of the Addl.Collector &
Competent Authority,Thane
Thane urban Agglomeration,
2nd floor, Collector Office Building,
Thane.

Date :- 24 JAN 2007

ORDER

Exemption Order granted under section 20 of the Urban Land (Ceiling and Regulation) Act,1976 incorporating Guidelines given by Judgement dated 30th January,1990 and 17th November,1995

Shri Madhukar Bistur Bhoir & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is shown in Appendix.

AND WHEREAS, the said person **Shri Madhukar Bistur Bhoir & Others** has applied for grant of Exemption under section 20 of said Act as per Guidelines issued on 22nd August,1986 and amended from time to time.

AND WHEREAS it is satisfied regarding the location of land, the purpose for which the said Excess land is being used and the scheme submitted by the said person for providing Site/services/core house and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating housing stock and meets the requirements of terms and conditions laid down in the Government guideline, it is necessary in the public interest to consider the request of applicants/person under the provision of section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 20 of the Said Act, after having recorded in writing the reasons for making this order. The Addl. Collector and Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provision of Chapter-III of the Act, subject to the following conditions :

1. The said person shall get the layout, building plan and N.A.permission approved from concerned appropriate Authority.

2. The holder shall advertise the entire scheme within six months from the date of execution of the order in at least two local newspapers, giving full details of the scheme including the and final selling price for tenements for plinth and carpet area separation, location, terms condition of allotment of tenements, in accordance with Maharashtra Ownership Flat Act,1963. He shall send copies of the advertisements to the Competent Authority within one week from date of publication of the Advertise -ment.

3. (a) First 4000 Sq.mtrs. of land of each shareholder should be utilized for the construction of tenements having plinth area upto 40 Sq.Mtrs.

THE SEAL OF JOINT SUB-REGISTRAR THANE-1 DIST THANE

NOTARY U. C. THAKKAR GUJARAT MAHARASHTRA GOVT. OF INDIA

4. The said persion / Developer shall maintain the register of applicant chronologically for Component & other part of the scheme separately, registering them on the basis of date of receipt of application. The register should be up to date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such application with its number shall be issued to the applicants and number given to the applicant in the register shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the "Monitoring Committee"

5. The said person / Developer shall commence construction of tenements within a period of **One year** from the date of this exemption order and shall complete the construction work within **three years** failing which the exemption shall stand withdrawn. If part of land is utilized and part remains unutilized, then the land under such incomplete buildings along with land appurtenant there at will attract provision of chapter III of Urban Land (Ceiling and Regulation)Act,1976.

6. Allotment under the scheme shall be on the basis of One Family-One Flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any agglomeration within Maharashtra shall not be entitled to allotment, or acquisition by transfer of a flat under said scheme.

7. The number of Government nominess shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to member of Weaker Section of Society. The reservation or allotment of accommodation for these Govt. nominees should be on prorata basis in respect of each completed building.

8. The quality of constructions shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986. The quality of construction shall be subject to building regulations of the local Authorities and subject to such other conditions as may be imposed by the Municipal Corporation/ Municipal Council/Local Planning Authority/Town Planning Authority and other statutory bodies.

9. The said person shall not transfer the exempted lands (with or without building thereon) or any part thereof to any other person, except for purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above.

10. The area required to be kept open according to the D.C Rules, Building regulation of concerned Municipal Corporation/Municipal Council / Town Planning and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction what so ever, even if there is change in F.S.I. in future, permitting additional construction.

11. The said person shall submit a quarterly progress report from time to time as prescribed by the Addl.Collector & Competent Authority in order to indicate the progress of the work done by him.

12. It shall be lawful for the State Government, or the Additional Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on land, so allowed to be retained for the purpose of construction of tenements/providing sites and services / core houses to inspect and check the developments,construction and disposal of the tenements.

13. The exemption granted under section 20 of said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, as and when such exempted lands are required for any Government organization in public interest.

14. The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.

15. The committee formed according to circular dated 16/01/1996 shall have power to scrutinize all relevant documents and give appropriate direction to the Builder and the applicant regarding allotments of tenements constructed for the Weaker Section of society..

16. Tenements reserved for Government nominees shall be maintained by the developer till the final allotment and execution of the agreement. A transfer or sale of a tenement reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.

17. If at any time Competent Authority or the State Government has noticed that there is breach of any of these conditions mentioned in this order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.

Provided that before making such order, Competent Authority or State Government shall give reasonable opportunity to the person whose lands are so exempted for making representation against the proposed withdrawal. When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the Provision of chapter-III of the said Act shall apply to such lands as if the land had not been exempted under this order and Competent Authority or State Government would empowered to acquire such land with building thereon under the provision of section 10 of the U.L.(C. & R.)Act,1976.

18. The future change in Development Plan will be binding on Developer/ Land owner. If Developer uses the F.S.I. of D.P. Road on land under scheme area, he has to surrender 5%, built up area in the form of tenements as per Govt. Rules & as per final approval of Municipal Corporation.

NOTARY U.C. THAKKAR GOVT. OF INDIA

19. Necessary approach road required for the scheme area should be provided/ made available by the Land Owner/Developer at his own cost.

20. The exemption granted u/s 20 of the said Act shall be deemed to have been withdrawn for such vacant land if the development rights of the land owner are transferred to other developers without permission of the Competent Authority. In the event of such transfer present developer as well as original land owner and successor will be liable for prosecution under U.L.(C. & R.)Act,1976 and prevailing rules.

21. It shall lawful for Competent Authority to prosecute the person who at any time furnishes false document and mis-representation of the facts and follows fraudulent practices in respect of this scheme.

22. The said person / Developer shall obtain necessary N.O.C. from C.R.Z. Authority & Environment Authority asper rules & regulations if applicable

23. The zoning for area under exemption is as per sanctioned Development plan of Mira Bhayander Municipal Corporation & Thane Municipal Corporation .

24. The buildable reservation included in the scheme shall be handedover free of cost to the M.B.M.C. / T..M.C. before appraval of layout Plans / Commencement Certificate.

SCHEDULE

1 Name & Address of the person holding land — **Shri Madhukar Bistur Bhoir, Mira Gaothan, Gaodevi Mandir, Mira Road (E)**

2. Inward No. and date of application : No. 13593 Dt.28/11/2006.

3. Name of the Urban Agglomeration in which Exemption is sought situated : Thane Urban Agglomeration, & 8Km's Peripheral area of Bruhan Mumbai Urban Agglomeration.

4. Description of the property for which Exemption is sought.

a) District/ Taluka/ village : Thane/Thane : Mire

b) S.No./ H.No. 181/10 (Old) 50/10 (New) : 200.00 sq.mtrs.

c) Total Surplus area in Sq. Mtrs. (As per 8(4) order No.UlC/TA/ Mira /Sr 135 Dt.29/09/1989) : 9209.00 sq. mtrs.

d) Land to be retained as per Circular, Dated 11/8/1989 : -- sq.mtrs.

e) Total area under scheme (Surplus area)	: 200.00 sq. mtrs.
f) Area under reservation, if any	: -- Sq. mtrs.
g) Area of land to be exempted (Surplus area)	: 200.00 sq.mtrs.
h) Area under compulsory open space and internal road	: -- sq.mtrs.
i) Net buildable area under scheme	: 200.00 sq. mtrs.
j) ***Built-up area*** to be sold to Government nominees at fixed rate	: 10.00 sq. mtrs.
k) Buildable land to be surrender to Government free of cost	: NILL
5. Total number of tenements to constructed	:
I Tenements up to 40 Sq. mtrs.	: 05 Tenements
6. No. of Tenements to be sold to Government	:
I Tenements up to 40 Sq. mtrs.	: 01 Tenements

Subject to approval of building plans, from Mira Bhayander Municipal Corporation Bhayander

) Addl.Collector & Competent Authority
Thane Urban Agglomeration
Thane.

To,
Shri Madhukar Bistur Bhoir
Mira Gaothan, Gaodevi Mandir, Mira Road (E)
Copy Submitted to the

1) Prin.Secretary, Urban Development Department, Mantralaya,Mumbai
2) The Commissioner,Mira Bhayander Municipal Corporation,Bhayander for information and request **not to issued** Occupation Certificate unless N.O.C. regarding handing over tenements to Govt.is isued by this office to scheme holder.

Copy forwarded to the,

1) Tahasildar – Thane ULC, T.No...06
2) Sub-Registar- Thane
3) 3) Office file

NOTARY U. C. THAKKAR GUJARAT & MAHARASHTRA GOVT. OF INDIA

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No.ULC/TA/S.6.h.5.20/SR- 579
Office of the Addl. Collector &
Competent Authority,
Thane Urban Agglomeration,
Collectorate Building, IInd floor,
Thane.

Dated: 24 MAY 1994

O R D E R

WHEREAS Shri/Smt./Mrs. Atmaram Laxman Patil of Village Mito- Dist. Thane, holds vacant land in excess of the ceiling limit in the limits of Thane Urban Agglomeration, the details of which are given in the Schedule hereto appended;

AND WHEREAS, the above person, has applied for exemption under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) to hold ~~is~~ excess land for ~~provid~~ construction of tenements as per the guidelines issued under Government Resolution, Housing & Special Assistance Department No. SSS-1086/~~3340~~/S.~~P~~ 22/8/1986 and 22/10/~~86~~;

AND WHEREAS, the said person has mentioned in the ~~application~~ that, his scheme of ~~provid~~ construction of tenements shall be governed by the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Act XIV of 1963) as by the Maharashtra State Co-operative Societies Act, 1960 (Act XXIV of 1961);

AND WHEREAS the Additional Collector & Competent Authority is satisfied that having regard to the location of land, the purpose for which land is being used or is proposed to be used and other relevant factors, it is necessary in the public interest so to do;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order,

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

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NOTARY GOVT. OF INDIA U. C. THAKKAR

Additional Collector & Competent Authority hereby exempts the said vacant land, from the provisions of Chapter III of the said Act, subject to the following conditions, namely :-

1) The land exempted under this exemption order shall be for the purpose of xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx constr-uction of tenements. Any change made in the user of the land shall amount to breach of these conditions.

2). The said person shall make full utilization of the land so exempted for the purpose aforesaid, by constructing on the said land ____--____ serviced plots, ____--____ core houses, ____--____ one room tenements and ____160____ tenements upto 40 sq.mtr. ____--____ tenements upto 50 sq.mtr. ____--____ tenement upto 80 sq.mtr. as specified in the condi[tion] No. 1 above. No tenement shall be of size less than 25.00 sq. [mtr.] plinth.

3) The said person shall get the xxxxxx/building plans approved from the concerned xxxxxxxxxxxxxxxxxxxxxx/Municipal Council, Planning Authorities prior to the commencement of construction work.

[4] Each dwelling unit shall be an independent residential unit with direct access and should confirm to the requirements of air and light.

5) The said person shall commence construction of the tenements within a period of __One__ year from the date of this exemption order and shall complete the construction work within __Three__ years failing which the exemption shall stand withdrawn. If only a part of the land is utilised by the said person and a part remains vacant at the end of the date 24/05/1997 or the building remain at an incomplete stage at the end of the above date, the exemption for the part which remains vacant or where

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THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

NOTARY U. C. THAKKAR GOVT. OF INDIA