Annexure - K : Common Amenities and Construction Specifications

ANNEXURE K

LIST OF AMENITIES FOR COMMON AREA & CONSTRUCTION SPECIFICATION

A. CONSTRUCTION SPECIFICATION

1. External Walls – External Walls of 6" thick brick/block work

2. Internal Walls shall be 4" inch thick brick/block work with RCC Band

3. Waterproofing – Waterproofing shall be provided in Terrace, Machine room top, Bath, WC, Sinks and all wet areas shall be adequately waterproofed with Brick Bat Coba

4. External Plaster – External Plaster will be minimum 24 MM thick with sand finish in two coats

5. All internal walls shall have Gypsum finish.

6. Decorative Name Plates shall be provided for each flat owner

7. Decorative railing for staircase

8. Decorative compound wall with Decorative Pillars/Gates

9. Concrete pavement / Paver blocks / Chequered tiles for open ground

10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement and as specified.

11. Bore Well shall be provided as per MCGM rules and regulations for flushing purposes.

12. Board displaying Flat owner's name at entrance lobby.

B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

1. Society Office, as per MCGM norms.
2. Security Cabin as approved by the authorities.
3. Space for Fitness Centre.
4. CCTV Security Cameras covering common access areas along-with adequate Recording system and Display monitor for Surveillance purposes.
5. 50 Chairs, 1 Table, Steel Cupboard in Office
6. Front Desk Marble Table at Entrance Lobby

C. RECEPTION AND LIFT LOBBY

1. Designer Entrance Lobby with Imported Marble / Agglomerated / Vitrified-Tiles flooring and sidewalls having Marble / Agglomerated / Vitrified-Tiles as designed by the Architect.
2. Designer Lift Lobby with Marble / Agglomerated / Vitrified-Tiles Flooring having Granite / Marbonite / Marble / Vitrified-Tiles on the sidewalls.
3. Letter Box to be provided in the Common Lobby.

D. LIFT

1. Lifts of Schindler and/or Otis and/or Mitsubishi and/or Kone and/or Eros as per availability. (With Power back Up of cable from separate Sub-station or DG Set as approved by the authorities)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५

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Tiwaskar & Associates
Nitin B. Tiwaskar
CHARTERED ENGINEER, LICENSED SURVEYOR,PROJECT CONSULTANT, STRUCTURAL ENGINEER
503, Exim Link, Opp. Atmosphere Complex, Mulund - Goregaon Link Road,
Nahur (W), Mumbai - 400078. Tel : (O) 022 - 2566 9176.
E- Mail : nb_tiwaskar@yahoo.com / tiwaskarasso@gmail.com

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Date : 21/09/2022

TO WHOM SO EVER IT MAY CONCERN

Ref: Immovable property known as "Jayanthi Co-Op. Hsg. Society Limited" standing on plot bearing CTS No. F.P No.353/21 TPS III village Ghatkopar Kirol, F P No.353/21 TPS Ghatkopar No.III, off R B Mehta Marg, Ghatkopar (East) in " N" Word Mumbai-400077.

We hereby certify that the above referred property being "Jayanthi Co-Operative Housing Society Limited" standing on plot bearing CTS No. F.P No. 353/21 TPS III village Ghatkopar Kirol, F P No.353/21 TPS Ghatkopar No.III, off R B Mehta Marg, Ghatkopar (East) in " N" Word, Mumbai-400077. ("Property") is abutting to 9.15 mts. wide T P Scheme road.

For M/s Tiwaskar & Associates

Nitin B Tiwaskar
(T/158/LS)

TIWASKAR & ASSOCIATES
NAHUR (WEST),
MUMBAI-400 078.

MUMBAI SUBURBAN DIST. (BANDRA)

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202111111357091 D.P. Rev. dt. Refer Inward Number: N/2021/111357097 Payment Dated 24/11/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Nitin Tiwaskar Associates
MULUND GOREGAON LINK ROAD

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 353/21 of TPS GHATKOPAR No.III situated in N Ward, Mumbai.

Ref : Application u/no. N/2021/111357097 Payment Challan No. DP34202111111357091 Dated 24/11/2021 certifying payment of charges made under Receipt no. 18200097415 Dated 24/11/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
FP No.	353/21	
TPS	TPS GHATKOPAR No.III	
Development Plan 2034 referred to Ward	N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202111111357091/DP/N

ADJ/1100901/758/2022/N
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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Sewerline Remark:

Sewer Manhole near the plot (Node No. 21219904, 1.03 meters far) has invert level 26.26 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.80 meters and maximum 28.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 353/21 of Scheme TPS GHATKOPAR No.III in N ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 353/21 of Scheme TPS GHATKOPAR No.III in N ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

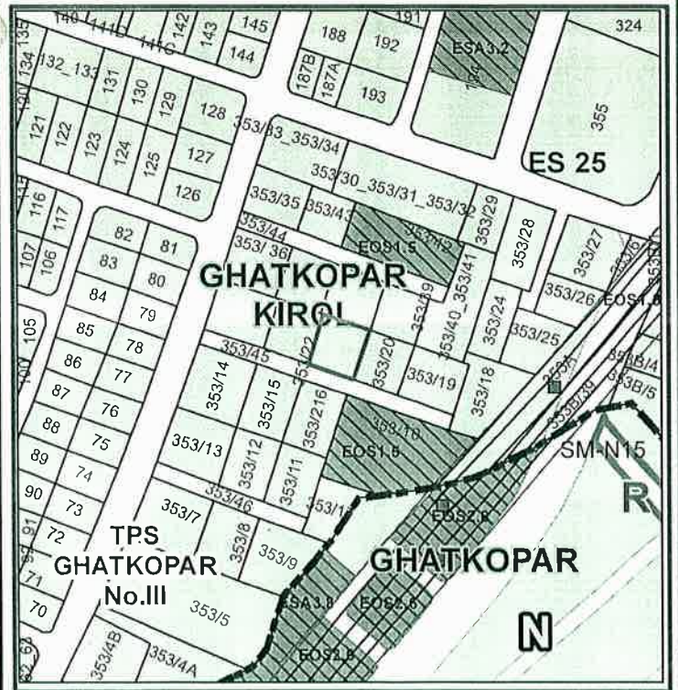


N

BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 353/21 of TPS GHATKOPAR No.III TPS Scheme in N Ward



N

LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

No. EODP/342021111/367091/DP/ES/N

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), N Ward. Dated: 24/11/2021

Municipal Corporation of Greater mumbai

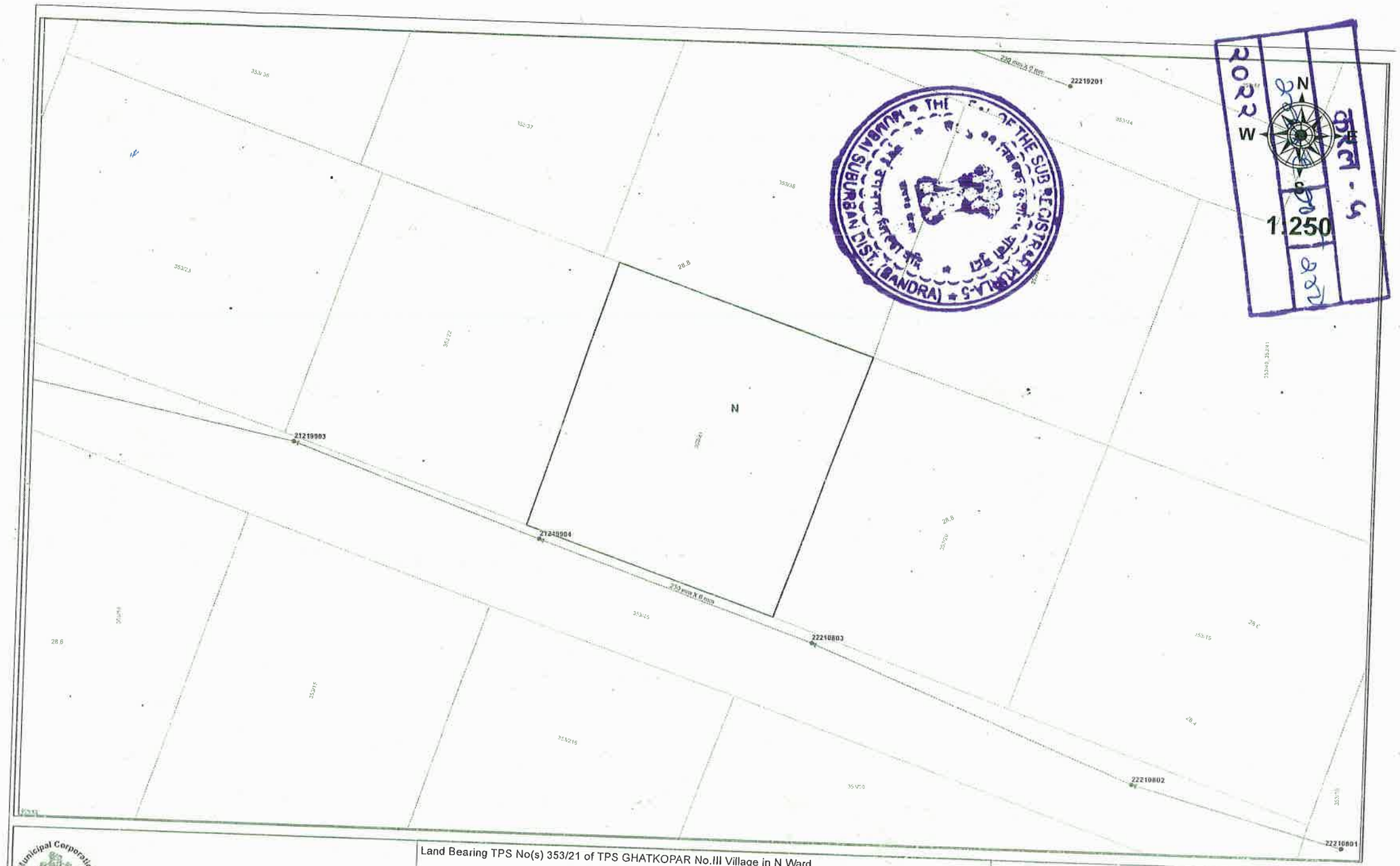
MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
3rd Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing TPS No(s) 353/21 of TPS GHATKOPAR No.III Village in N Ward

This plan is [redacted] read with additional information given in letter no CHE/DP3420211111 [redacted] 91/DP/ES/N

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- Sewe[illegible]nes
- Storm Water Drains
- Ward Boundary

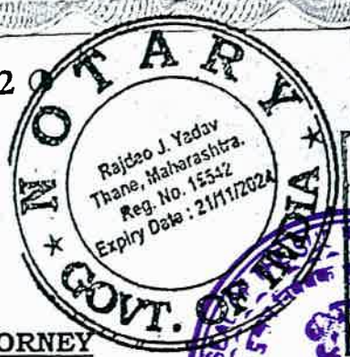
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महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BS 395293





प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००३०
1 OCT 2022
सक्षम अधिकारी

POWER OF ATTORNEY

This Power of Attorney is without consideration

TO ALL WHOM THESE PRESENTS SHALL COME, **I MRS. DEVANGANA ASHOK MODY** having PAN **ANCPM3846K** aged about **80** years, and presently residing at A/07, JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400077 SEND GREETINGS.

WHEREAS:

A. I/We are the owner/s and have right, title and interest in Flat no. 07 on 1st floor (hereinafter referred to as the said flat) in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as the said Society situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. Pursuant to our ownership 1/ we is/ are also member/s of the said Society and is/ are holding Share Certificate no. 24, Five Shares, Shares No. 116 to 120. The said Flat is more particularly described in the First Schedule hereunder written.

B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkoparkirol lying and

D A mody

Advt

जोडपत्र - २ Annexure - 2

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दस्त क्रमांक/दिनांक (Serial No./Date)	२०३
दस्ताचा प्रकार (Nature of document)	POA
दस्त नोंदणी करणारे कार्यालय (Office in which the document is to be Registered)	Mumbai 20
दस्त सादर करणाऱ्याचे नाव (Name of the Presenter)	Devanagari म. मजकूर
दस्त सादर केल्याचा दिनांक (Date of Presentation)	2 NOV 2022
दस्त नोंदणीसाठी स्वीकारल्याचा दिनांक (Date of Registration)	Alpha R. मजकूर
दस्त नोंदणी केल्याचा दिनांक (Date of Execution)	9 NOV 2022
दस्त नोंदणी करणाऱ्याचे नाव (Name of the Registering Officer)	शितल अशोक बादे

दुय्यम निबंधक सह दस्त नोंदणी यंत्रणा
सह दुय्यम निबंधक वर्ग-२ (वर्ग-२ चे सहायक दुय्यम निबंधक) वि.
दस्त नोंदणी केलेले कार्यालय, जुनी सचिवालय इमारत, काला घोडा,
फोर्ट विभाग, मुंबई विभागीय कार्यालय, मुंबई - ४०० ०३२.

सदर दस्त नोंदणी केल्याचे मुद्रांक शुल्क भरणे कामी स्वतंत्र चलन आवश्यक आहे.

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES MUMBAI SUBURBAN

NOTARY
Rajdeo J Yadav
Thane Maharashtra
Reg. No. 15547
Expiry Date: 21/11/2024
GOVT. OF INDIA