

service Act 1996 and Rules framed therein time to time and being in force.

- f) agreeing to comply the terms and conditions of notification from Govt. of Maharashtra under No.TPB-4308/776CR-127/2008/UD-11 dtd. 10.04.2008 and new Govt. Notification dtd. 24.10.2011 regarding 0.33 FSI and consent of society/occupants for utilization of 0.33 F.S.I. on prorata basis.
- g) stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.
- h) Agreeing to comply all the conditions mentioned in the E.E.T & C N.O.C. as under :-
 - i) For the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.
 - ii) Mentioning that MCGM will not be held liable for the damages occurred due to flooding in parking pit if any.
 - iii) Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only.
 - iv) Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanized parking system.
 - v) The Mechanized parking system shall be equipped with electric sensor devices and also proper precautions & safety measures shall be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system shall be done regularly and registered undertaking & indemnity bond to that effect shall be submitted to E.E (B.P) W.S P & R Ward.
- i) Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-
 - a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.
 - c. That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.
 - d. That the buyer / member will not held M.C.G.M. liable for the proposed inadequate / sub standard sizes of rooms in future and complaints of whatsoever nature will not be made in future.
 - e. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future.
 - f. that the toilet is existing above shop/habitable room and no complaint regarding leakages if any in future shall be made to MCGM

19 JUN 2015

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THIS I.O.B. /O.C. IS ISSUED SUBJECT
TO THE PROVISIONS OF URBAN LAND
CEILING AND REGULATIONS ACT 1974

EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD