



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/3429/G/N/A/337/6/Amend dated 23.06.2021

To,
SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND
(W)

CC (Owner),
TWENTY FIVE SOUTH REALTY
LIMITED
Hindustan Mill Compound,
Kashinath Dhuri Marg, Patilwadi, of
Veersavarkar Road Prabhadevi,
Mumbai- 400025

Subject : Proposed re-development on plot bearing F.P. No. 1211 of TPS-IV, Mahim Div. at Yadav Patil Marg off. Veer Savarkar Marg, Prabhadevi, 400 025 G/North ward.

Reference : Online submission of plans dated 31.05.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 02/06/2015 and amended plan approved letters dated 02/11/2015, 27/10/2016, 09/10/2017, 01/06/2018 & 02.03.2020 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That the Regd. Undertaking cum Indemnity bond indemnifying the Corporation and its staff against any claims, damages, suits, losses or injuries to the occupants, workers, employees or any persons visiting the site/passers by while carrying out the construction work shall be submitted before asking for endorsement of C. C.
- 4) That the payments towards following shall be made before asking for C.C. a. Extra Water / Sewerage charges b) development charges c) labour cess .
- 5) That the drainage layout shall be revised before carrying out further drainage work.
- 6) That the work shall be carried out strictly as per approved plans.
- 7) That the registered sale agreement incorporating the following conditions shall be submitted to this office. (i) That the prospective society / end user shall not preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repair history, similarly to check & to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M. a) Ownership Documents b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C., and corresponding canvas mounted plans. c) Copies of soil investigation reports. d) R.C.C. details and canvass mounted structural drawings. e) Structural Stability Certificate from Licensed Structural Engineer. f) Structural Audit Reports g) All details of repairs carried out in the buildings h) Supervision Certificate issued by the Licensed Site Supervisor. i) Building Completion Certificate issued by Licensed Surveyor / Architect. j) N.O.C. and completion Certificate issued by the C.F.O. k) Fire safety audit carried out as per the requirement of C.F.O.
- 8) That the developer shall submit the registered undertaking & Indemnity Bond that the conditions mentioned above will be incorporated in the sale agreement & the same will be informed to the prospective society / end user.
- 9) That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be regarding satisfactory construction on site.
- 10) That the C.C. shall be got endorsed as per the amended plan.
- 11) That the Latest tax clearance certificate shall be submitted.
- 12) That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with
- 13) That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.
- 14) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
City

Copy to :

- 1) Assistant Commissioner, G/North
 - 2) A.E.W.W., G/North
 - 3) D.O. G/North
- Forwarded for information please.

