

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EEBP / 6210 / FS / A

CHE/CTY/0444/FS/337

To,
Shri S.G. Dalvi of
M/s. S.G.Dalvi & Associates,
Architect,
Gr.Fl., Abhyasika Bldg., Snehadeep Co-Op. Hsg. Soc.
Vithal Chavan Marg, Parel (E),
Mumbai - 400 012.

Ex. Eng. Bldg. Proposal (City) III
New Municipal Building, C. S. No. 355 B,
Bhagwan Waimiki Chowk, Vidyalkar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antopoli, Wadala (East),
Mumbai - 400 037.

Sub: Proposed redevelopment of property bearing C.S.No. 242 of Parel
Seweree division, situated at G.D.Ambekar Marg, Mumbai in F/South
Ward known as Patelwadi

Ref.: Your on line submission on 29.04.2017

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even No. dated 09.06.2014 shall be complied with.
2. That all the conditions of Phase programme under even No. dated 03.02.2016 shall be complied with.
3. That the revised structural design/ calculations/ details/ drawings shall be submitted before extending C.C.
4. That payments towards following shall be made before endorsement of C.C.
 - a. Extra Water / Sewerage charges at A.E.W.W. 'FS' Ward Office.
 - b. Staircase, lift, lift lobby area for sale wing / Development Charges / Development Cess
5. That the Regd. Undertaking against misuse of part terrace proposed at 16th floor of A wing and at 16th floor of 'B' wing shall be submitted before asking for further C.C.
6. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
7. That the drainage layout shall be revised and certified from licenced plumber & shall be submitted to this office as per EODB before carrying out further drainage work.
8. That the final N.O.C. from MHADA shall be submitted before asking occupation permission.
9. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
10. That the C.C. shall be got endorsed as per the amended plan.
- 10A. That the mezzanine floor in shops shall be max. 50% of shop area & 2.00 mt. away from main entry and shall be accessible through 0.75 mt. wide (minimum) internal staircase.
- 10B. That the service slab shall not be constructed in proposed artificial ventilation shaft.

11. That the work shall be carried out strictly as per approved plan.
12. That the final structural stability certificate shall be submitted before asking for B.C.C.
13. That an Undertaking stating to hand over the setback land free of cost to M.C.G.M. & separate P.R. Card in the name of M.C.G.M. shall be submitted before asking Occupation permission.
14. That the N.O.C. from Inspector of Lifts shall be submitted.
15. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. shall be provided.
16. That the provision of Rain Water Harvesting as per the design proposed by Rain water harvesting consultant in the satisfaction of Municipal Commissioner & shall be provided.
17. That the following documents shall be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by 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 canvass 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 building.
 - h) Supervision certificate issued by the Licensed Site Supervisor.
 - i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - j) NOC and completion certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.
18. That the Registered sale agreement incorporating the following conditions shall be submitted to this office.
 - l) That the prospective society / end user shall preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repairs 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 building.
 - h) Supervision certificate issued by the Licensed Site Supervisor.
 - i) Building completion certificate issued by the Licensed Surveyor / Architect.
 - j) NOC and completion certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.
19. That the developer shall submit the registered Undertaking & Indemnity Bond that the conditions mentioned at Sr.No. 18 will be incorporated in the sale agreement & the same will be informed to the prospective society / end user.
 20. That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C. Regn. 5(3)(ix) regarding satisfactory construction on site.
 21. That the work shall be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall not be duly observed.
 22. That the separate P.R. card in the name of owner will be submitted before asking O.C.

A copy of set of amended plans duly stamped / signed is hereby returned as a token of approval.

Yours faithfully,

**Bharat
Ramdas
Saindane**

Digitally signed by Bharat Ramdas Saindane
DN: cn=Bharat Ramdas Saindane, o=SE(B.P.)City - VIII, postalCode=400037, st=Maharashtra, 2.5.4.20=66262367667746A018078255A1742, 2.5.4.42=66262367667746A018078255A1742, pseudonym=0d9753662038A40905A424483190731, 2.5.4.45=43316946A4A53307F08C86323C, AES256G1CC04E956A8A38EC4D89C0C2E4A03285, serialNumber=D96C339615621a0d57d5d9d007130dca472722c40151520d6d5d990d0d, cn=Bharat Ramdas Saindane, Date: 2017.04.26 14:06:16 +05'30'

SE(B.P.)City - VIII

**Dnyanes
hwar B
Chhallare**

Digitally signed by Dnyaneshwar B Chhallare
DN: cn=Dnyaneshwar B Chhallare, o=Municipal Corporation Of Greater Mumbai, ou=Building Proposal (City), Date: 2017.05.03 18:46:25 +05'30'

AE(B.P.)City - V

**Vivek
Tukaram
Khot**

Digitally signed by Vivek Tukaram Khot
DN: cn=Vivek Tukaram Khot, o=Municipal Corporation Of Greater Mumbai, ou=Executive Engineer, postalCode=400001, st=Maharashtra, cn=Vivek Tukaram Khot, Date: 2017.05.05 21:03:08 +05'30'

Executive Engineer
(Building Proposal) City-III

CHE/CTY/0444/FS/337 #5/5/17

✓

M/s. Crystal Builders & Developers,

(C.A.to owner)

304, 3rd floor, Rangoli Time Complex,

Dr.B.A.Road, Premier Theatre Building,

Parel (E), Mumbai – 400 012.

2. Designated Officer, Asst.Eng.(B&F.) "FS" Ward.

3. A.E.W.W. "FS" Ward

4. Dy. A & C. City

5. Chief Officer, M.B.R. & R. Board

6. A.O.(B.P.) City.

Digitally signed by Bharat Ramesh Saindane
DN: cn=, o=MUMBAI PRINCIPAL CORPORATION of
GREATER MUMBAI, ou=BURDUGA PROPOSAL,
postalCode=400037, st=Maharashtra,
2.5.4.20=a662632c26b474b4a1878055411c
9303564627b07146a2c32c26b474b4a1878055411c
pseudoip=009536655684306c409943022f2e
03384,
serialNumber=0067338d1261a1c0d7cfa6d0
70713bda072712624761352626b474b4a1878055411c
c=Bharat Ramesh Saindane
Date: 2017.04.26 14:50:49 +05'30'

SE(B.P.)City - VIII

Digitally signed by:
Oryndeshwar B
Chhalure
DN: cn =
Oryndeshwar B
Chhalure C = IN O =
Municipal Corporation
of Greater Mumbai OU
= Building Proposal (City)
Date: 2017.05.03 18:
45:28 +05'30'

AE(B.P.)City - V

Digitally signed by Vivek
Tulwarani Khosla
DN: cn=Vivek Tulwarani Khosla,
c=India, o=Vivek Tulwarani Khosla,
ou=Vivek Tulwarani Khosla,
email=vivek.tulwarani@vivek.com,
serialNumber=1

**Executive Engineer
(Building Proposal) City-III**