



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/CTY/1238/E/337(NEW)/337/5/Amend dated 21.09.2019

To,
RAJENDRA ULHAS PAGNIS
4, ANAND BUILDING, D L VAIDYA
ROAD, DADAR(W)

CC (Owner),
Chaitya Developers
Office No.11 & 12, B-wing, Ground
floor, Shankeshwar Darshan
Building, Seth Motisha Lane,
Mazgaon, Mumbai.

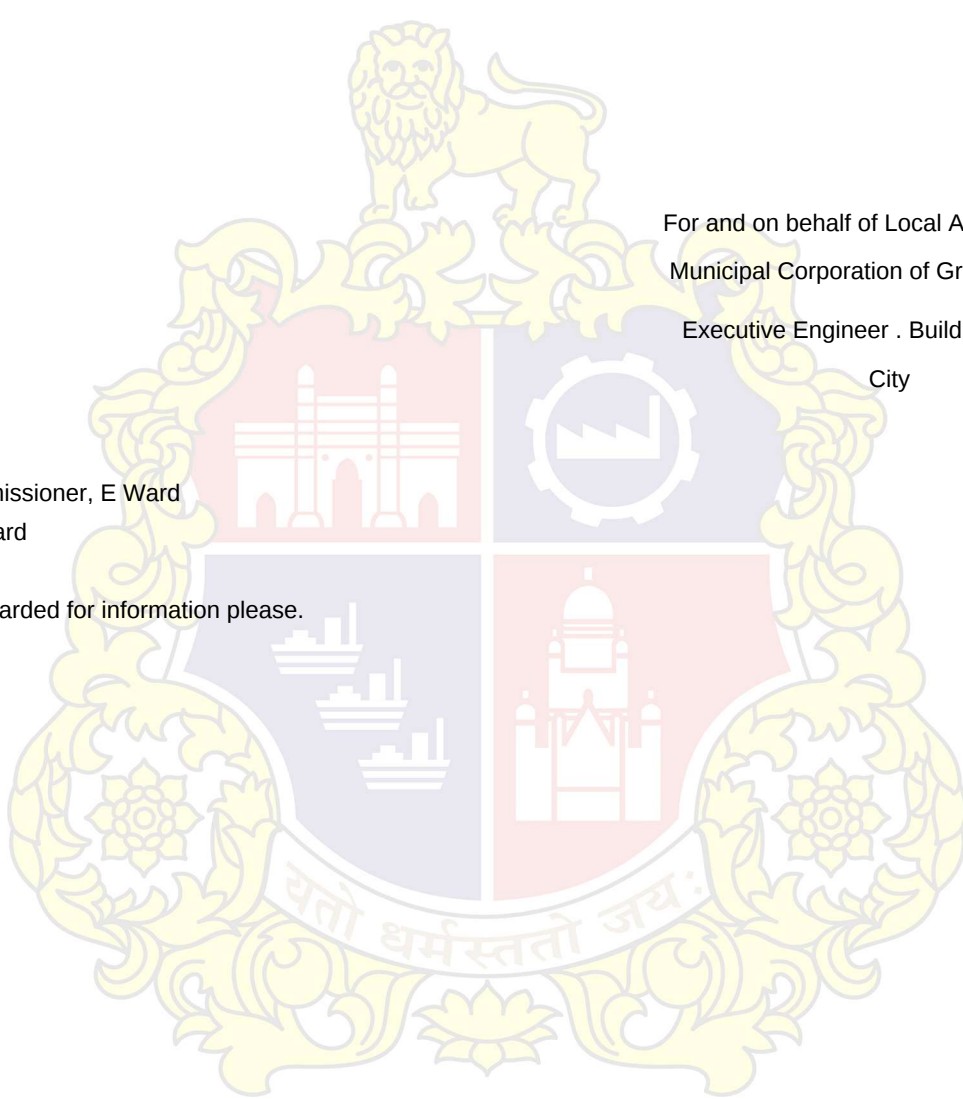
Subject : Proposed Redevelopment of property situated at C.S. No. 777 Mazgaon Div, Dr. B. A. Road, Chinchpokli, Mumbai under D.C. Regulation 33(7)..

Reference : Online submission of plans dated 30.08.2019

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 the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
- 2) That all the conditions of IOD under even no. dated 20/10/2016 shall be complied with
- 3) That the revised structural design / calculations / details / drawings shall be submitted before further of C.C.
- 4) That payment towards following shall be made before asking for C.C. a) Additional Development Charges. b) Extra Water / Sewerage charges at A.E.W.W. 'E' Ward Office. c) Labour welfare Cess. d) Fungible Premium. e) Staircase, lift, lift lobby premium for both wing. f) Open space deficiency. g) Additional development cess.
- 5) That the revised NOC from CFO shall be submitted before requesting to grant further
- 6) That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
- 7) That the revised NOC from Jail Committee shall be submitted before requesting to grant further C.C. above 8th podium level for sale wing.
- 8) That the RUT cum Indemnity bond indemnifying MCGM against any claims, litigation, disputes arising out of change in the area of tenements, surrendering of areas of Non-Cess tenants shall be submitted before endorsement of CC.
- 9) That the remarks from Ch. Eng. (M&E)/ consultant shall be submitted before requesting to grant further CC for sale wing.
- 10) That the C.C. shall be got endorsed as per the amended plan.
- 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 the Buildable aminity to be handed over to MCGM till then restricting equivalent area of sale component
- 14) That the Consultant remarks for internal drainage arrangement shall be submitted before C.C.
- 15) That the Regd. Undertaking against misuse of service floor, entrance lobby, socity office, fitness centre shall be submitted.
- 16) That the Regd. Undertaking for incorporating a necessary clause in the sale agreement to handover the space for society office & fitness centre to the society shall be submitted.
- 17) That the capacity of overhead tank shall be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect shall be submitted before requesting to grant further C.C.
- 18) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the Residents/Occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by the Developer/Owner and shall be submitted before granting occupation to sale component.

- 19) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.
- 20) 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.
- 21) That the Regd. Undertaking stating that, all the terms and condition mentioned in circular no. CHE/DP/13915/GEN dated 04/09/2019 shall be binding on developer and same shall be followed scrupulously & project proponent shall also undertake that, they shall make aware to the prospective buyers in the project and the RERA authorities about the installment payment facility availed by developer in the various payments to be made to MCGM/Government and the provisions in the circular about initiating action by MCGM against the default in payment on schedule date.
- 22) That the indemnity bond, indemnify the Mumbai Municipal Corporation / MCGM staff against the dispute, litigation, RERA compliances etc regarding the installment payment facility availed by developer as per circular no. CHE/DP/13915/GEN dated 04/09/2019 shall be submitted.



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

Copy to :

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