

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/3550/GS/A dt. 17/08/2015

To
Sankpal Kulkarni & Associates
Architects,
20-A/21, Pandit Niwas,
3rd floor, S.K. Bole Road,
Dadar (W),
Mumbai - 400 028.

Ex. Eng. Bldg. Proposal (City)-1,
New Municipal Building, C. S. No. 355B,
Bhagwan Walmiki Chowk, Vidyalandkar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antophill, Wadala (East),
Mumbai - 400 037.

Sub :- Amended plan for Proposed redevelopment of property
bearing C.S. No. 197 of Lower Parel Division under Sec.33
(7) of D.C. Regn. 1991 situated at N.M. Joshi Marg, Lower
Parel, Mumbai-400 013.

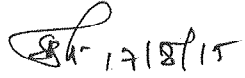
Ref : Your letter dated 31.03.2015

Gentleman,

With reference to above, the amended plans submitted by you are approved in principle. You are requested to submit modified plans restricting height upto 70 mt. & pay the necessary premiums.

On receipt of modified plans as stated above, the same will be scrutinized & approved on merits. Further, the plans with height of building above 70 mt. will be considered only after submission of N.O.C. from H.R.C.

Yours faithfully,


Assistant Engineer
(Building Proposal) City-VI


CERTIFIED TO BE TRUE COPY

J. P. PAREKH & SON
ARCHITECTS & SURVEYORS

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/3550/GS/A 28/08/2015

To,
M/s. Sankpal Kulkarni & Associates,
Architects,
20-A, 21, Pandit Niwas, 3rd floor,
S.K. Bole Road, Dadar (W),
Mumbai- 400 028.

Ex. Eng. Bldg. Proposal (City)-1,
New Municipal Building, C. S. No. 355B,
Bhagwan Walmiki Chowk, Vidyalkar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antophili, Wadala (East),
Mumbai - 400 037.

Sub: Proposed redevelopment of property bearing C.S. No. 197 of Lower Parel Division, under Sec.33(7) of D.C. Regn. 1991 situated at N.M. Joshi Marg, Lower Parel, Mumbai 400 013.

Ref: Your letter dated 17.8.2015.

Sir,

With reference to above letter, this is to inform you that the amended plans for Residential building submitted by you vide your aforesaid letter are hereby approved subject to the following conditions :-

1. That all the conditions of I.O.D. under even No. dated 5.7.2008 shall be complied with.
2. That the Revised Structural design drawings shall be submitted.
3. That the following payments shall be paid before endorsing the C.C.
 - a. Additional I.O.D. deposit.
 - b. Additional staircase and lift and lift passage premium,.
 - c. Additional open space deficiency charges.
 - d. Additional labour cess.
 - e. Additional development charges.
 - f. Additional development cess.
4. That the C.C. shall be got endorsed as per the amended plan.
5. That the work shall be carried out strictly as per approved plan.
6. That all; the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before further endorsement of C.C. from the Licensed Structural Engineer.
7. 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 buildings.

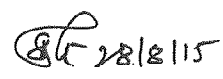
- (h) Supervision certificate issued by the Licensed Site Supervisor.
(i) Building Completion Certificate issued by Licensed Surveyor / Architect.
(j) NOC and completion certificate issued by the C.F.O.
(k) Fire safety audit carried out as per the requirement of C.F.O.
8. That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C. Reg. 5(3)(ix) regarding satisfactory construction on site.
9. That the NOC from B.E.S.T. for proposed Electric substation shall be submitted before further C.C.
10. That the layout proposed shall be got approved from this office before asking for further C.C.
11. That the Indemnity bond against no nuisance due to contravening toilets shall be submitted
12. That letter from MHADA regarding exact surplus BUA shall be submitted before further C.C.
13. That Regd. Undertaking for not misusing part terrace shall be submitted before C.C.
14. That Regd. Undertaking stating that excess parking if full potential / full fungible FSI is not claimed will be handed over to MCGM free of cost shall be submitted before further C.C.
15. N.O.C. from Ch.Eng. (M&E) for basement for light & ventilation shall be submitted.
16. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall be submitted before C.C. and completion certificate for the same shall be submitted before O.C.

A set of plan is returned herewith as a token of approval.

Yours faithfully,

CERTIFIED TO BE TRUE COPY


J. P. PAREKH & SON
ARCHITECTS & SURVEYORS


Executive Engineer
(Building Proposal) City I