

MUNICIPAL CORPORATION OF GREATER MUMBAI**No.EB/4299/GS/A dt. 19/09/15**

To,
 Shri. Mukesh Bahadur,
 Architect,
 M/s. Consultants Combined,
 B-101, Manek Kunj, Meghwadi,
 Dr. S.S. Rao Road, Lalbaug,
 Mumbai - 400 012.

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

Sub: Proposed redevelopment on plot bearing C.S.No. 241
 of Lower parel division, N.M.Joshi Marg, Lower Parel
 Mumbai.

Ref : Your letter dated 17.07.2015.

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 I.O.D. under even No. dated 23.09.2009 and amended plan approved letter dated 10.10.2011, 25.10.2013 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
3. That payments towards following shall be made before asking for C.C.
 - a. Development charges :
 - b. Premium towards condonation of open space deficiency for bldg.
 - c. Extra Water / Sewerage charges at A.E.W.W. G/S Ward Office
 - d. Premium towards staircase, lift, lift lobby area
 - e. Premium towards condonation of open space deficiency for parking tower.
4. That the Regd. Undertaking against misuse of part terrace proposed at 9th floor sale wing shall be submitted before asking for further C.C.
5. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
6. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
7. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
8. That the additional water & sewerage charges shall be paid before endorsing C.C.
9. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
10. That the cc shall be got endorsed as per the amended plan.
11. That the work shall be carried out strictly as per approved plan.

**CONSULTANTS COMBINED
 ARCHITECTS
 CERTIFIED TRUE COPY**

VINAY SHARMA
 (Reg. No. CA: 82:6737)

MUKESH BAHADUR
 (Reg. No. CA: 82:7237)

12. That the final structural stability certificate shall be submitted before asking for B.C.C.
13. That the N.O.C. from Inspector of Lifts shall be submitted.
14. 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.
15. That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field shall be made in the satisfaction of Municipal Commissioner shall be provided.
16. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.
17. That the Excavation work for basements shall be strictly carried out under guidance & supervision of Geotechnical consultant & certificate to that effect shall be submitted.
18. 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 insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.
19. 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.
20. That the registered sale agreement incorporating the following conditions shall be submitted to this office.
 - (l) 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 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.

21. That the developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No. 20 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.
22. 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.
- ✓ 23. That N.O.C. from Ch.E.(M & E) shall be submitted for adequate light & ventilation of basement.
24. That the registered UT shall be submitted that
(a) The owner shall not have any objection if the neighbouring plot owner come for development with deficiency in open spaces.
(b) The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
25. That the Registered Undertaking from the developers that a clause in the sale agreement & prospective buffers will be incorporated apprising them that the parking tower system is at 1.00 mt. from compound wall of proposed bldg. shall be submitted.

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

Yours faithfully,

Sd/-

Executive Engineer,
Building Proposals(City)-I

No.EB/4299/GS/A dt.19/09/15

Copy to : 1 ✓ Shri Ishwarlal Lakhara,
C.A. to Owner,
Navkaar Construction Company,
2A, Bahadoor Manzil, S.A. Brelvi Road,
Fort, Mumbai - 400 001.

2. Designated Officer, Asstt.Eng.(B.&F.) GS Ward,
3. A.E.W.W. GS Ward,
4. Chief Officer, M.B.R. & R. Board
5. A.O. (B.P.) City.

Sd/- 19/9/15
Executive Engineer,
Building Proposals(City)-I

