

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/5110/D/A dt 6/4/2015

To,

Shri Girish A. Nerurkar
Architect
101, Siddhivinayak Darshan CHS,
35/B, Mughbhat X lane,
Girgaon, Mumbai-400 004.

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

Sub: Proposed Redevelopment of Plot bearing C.S.No. 311, 313 & 314 of Girgaum Division situated at 170, 176A, 168A, 168C, 168D, 168E, 168F/G, 168HH, Babasaheb Jaikar Marg known as Vaidya Wadi, Thakurdwar, Mumbai-400 004.

Ref : Your letter dated 4.5.2013.

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 19.5.2010 shall be complied with.
2. That the builder / developer / owner shall prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall be got approved before demolition of existing building or commencing any construction activity.
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 asking for C.C.
 - a. Development charges :
 - b. Premium towards condonation of open space deficiency
 - c. Extra Water / Sewerage charges at A.E.W.W.'D' Ward Office
 - d. Additional development cess./Labour Cess.
 - e. Layout/amalgamations scrutiny fees
5. That the Regd. Undertaking against misuse of part terrace proposed at 11th floor 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 be got approved from this office before carrying out further drainage work.

8. As per Govt. Notification CTM.1009/P.K. 601/V-S1B dt. 23.11.2009, N.O.C. from Commissioner of Police and U.D. Department will be submitted before demolition of temple.
9. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
10. That the additional water & sewerage charges shall be paid before endorsing C.C.
11. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
12. That the C.C. shall be got endorsed as per the amended plan.
13. That the work shall be carried out strictly as per approved plan.
14. That the final structural stability certificate shall be submitted before asking for B.C.C.
15. That the N.O.C. from Inspector of Lifts shall be submitted.
16. 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.
17. 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.
18. That the set back area will be handed over to M.C.G.M. before asking for C.C. for Phase-II as per approved phase programme.
19. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.
20. That the excavation work for basements shall be strictly carried out under guidance & supervision of Geotechnical consultant & certificate to that effect shall be submitted.
21. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur 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.
22. 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.
23. That the registered sale agreement incorporating the following conditions shall not 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.
24. That the developer shall not submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No.23 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.
25. 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.
26. That the P.R. Card for amalgamated plot will be submitted.
27. That the remarks from Ch. Eng. (M&E) to finalize the amount of corpus fund to be recovered before granting C.C. for Sale
28. That the N.O.C. from H.E. and Regd. Undertaking to take extreme care and provisions of double slab arrangement to avoid leakage will be submitted.
29. That the Undertaking-cum-Indemnity Bond shall be submitted stating that the existing temple will not be demolished at this stage and directions of High Court will be binding in this regards and M.C.G.M. and its staff will be indemnified due to the litigation of existing temple.
30. That the N.O.C. cum location approval from B.E.S.T. shall be submitted.

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

Yours faithfully,


**Executive Engineer,
Building Proposals(City)-I**

NO. EB/5110/ D IA dt 6/4/2015

- Copy to: 1. Shri Narendra Kothari,
Dir. of M/s. Kushalraj Land Developers Pvt. Ltd.
275, Mapla Mahal,
Girgaum, Mumbai 400 004.
2. Designated Officer, Asstt.Eng.(B.&F.) 'D' Ward,
3. A.E.W.W. 'D' Ward,
4. Dy.A. & C. City
5. Chief Officer, M.B.R. & R. Board


**Executive Engineer,
Building Proposals(City)-I**