



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/CTY/0656/D/337(NEW)/337/3/Amend dated 18.05.2022

To,
PRAKASH RAMANLAL DHARIA
Office No. 1&2, Ground Floor, Patel
Building, 146B N.M. Joshi Marg,
Lower Parel (West), Mumbai.

CC (Owner),
M/s Earth Graphics
101 Aakruti aditya tower, naushir
bharucha marg, grant road west

Subject : Proposal Redevelopment of property bearing C.S.No.683,684 & 685 of Girgaon Division, Situated at 114, V.P.Road known as R.K. Wadi in 'D' Ward, Mumbai.

Reference : Online submission of plans dated 26.02.2022

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) A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK
- 2) That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will be obtained before starting the proposed work.
- 3) 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 not be got approved before demolition of existing building or commencing any construction activity.
- 4) That the compound wall will be constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 5) That the low lying plot will be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 6) That the structural engineer will be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will be submitted by him.
- 7) That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will be submitted before C.C.
- 8) That the sanctioned lines will be got demarcated at site drainage layout will be submitted before C.C.
- 9) That the sanitary arrangements shall be carried out as per Municipal Specifications, and drainage layout will be submitted before C.C.
- 10) That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will be transferred in the name of M.C.G.M. before C.C.
- 11) That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will be submitted before C.C./starting the work.
- 12) That the existing structure proposed to be demolished will be demolished or necessary Phase Programme with agreement will be submitted and got approved before C.C.
- 13) That the basement will comply with the Basement Rules and Regulations and registered undertaking for not misusing the basement will be submitted before C.C.
- 14) That the qualified/Registered Site supervisor through Architect/Structural Engineer will be appointed before applying for C.C.
- 15) That All Dues Clearance Certificate from A.E.W.W. 'D' Ward shall be submitted before issue of C.C.
- 16) That the premium/deposits as follows will be paid –a) Condonation of deficient open spaces, b) Development charges as per M.R. & T.P. (Amendment) Act,1992, c) Payment of advance for providing treatment of construction site to prevent epidemic like dengue,