



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/A-0175/BP(WS)/AP/337/2/Amend dated 18.01.2023

To,
RASIK PRABHUDAS HINGOO
106, PAGRAV, S.V. ROAD, NEAR
PATKAR COLLEGE, GOREGAON
(WEST) COLLEGE, GOREGAON
(WEST), MUMBAI. 400062.

CC (Owner),
M/s. Kabra & Associates
10th Floor, Kamla Hub, N. S. Road
No. 1, JVPD Scheme, Vile Parle
(West), Mumbai- 400 049.

Subject : Proposed redevelopment of building on plot bearing C.T.S. No. 668, 669, 669/1 to 12, of Village Malad (North), at Ramchandra Lane, at Malad (West)..

Reference : Online submission of plans dated 13.12.2022

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) That all the objections of this office Intimation of Disapproval under even number shall be applicable and shall be complied with C.C.
- 2) That C.C. to be re-endorsed as per the amended plan.
- 3) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before F.C.C. Monthly progress report.
- 4) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 5) That the extra water and sewerage charges as per the amended plan shall be paid to A.E W.W before FCC.
- 6) That all the balance payments as per the amended plan shall be paid before C.C.
- 7) That the Revised Janata Insurance Policy shall be submitted before F.C.C.
- 8) That payment as per schedule of installment facility granted by Dy.Ch.E(BP)WS-II shall be made and Post dated Cheque (PDC) as per installments facility schedule shall be submitted
- 9) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.
- 10) That the Valid Civil Aviation NOC for height clearance through Nocas shall be submitted before requesting CC
- 11) That the valid Bank Guarantee as per policy shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of M.C.G.M, till grant of full Occupation Certificate.
- 12) That the payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20 and payment sheet shall be made.
- 13) That setback land free of compensation and free of any encumbrance shall be handed over to MCGM and possession receipt for the same shall be submitted from Assistant Commissioner of the ward before CC. Further P.R. Card in the name of MCGM for road setback handed over to MCGM shall be submitted before OCC.
- 14) That the Certificate u/s 270A of MMC Act issued by AE(Water Works) of Local ward shall be submitted.
- 15) That Registered Undertaking stating that all the terms and conditions mentioned in the payment facility circular dtd. 17.09.2019 shall be followed scrupulously
- 16) That the Registered Indemnity Bond indemnifying BMC/BMC staff against any dispute, litigation ,RERA compliances regarding payment facility availed by Owner/Developer. for faithful compliance of payment facility circular shall be submitted.
- 17) That the C.C. equivalent to 10% of approved BUA shall be restricted. If BUA of top most floor is more than the 10% BUA, then the C.C. for entire top most floor shall be restrict
- 18) That the PRC of C.T.S. No. 668 in the name of Society shall be submitted.



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

Copy to :

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

