



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1138/N/337(NEW)/337/3/Amend dated 17.01.2022

To,
Karan Manoj Daisaria
801 Skyline Epitome, Kirol Road,
Near Jolly Gymkhana,
Vidyavihar West

CC (Owner),
Sadguru Foundation Pvt Ltd
C/601, Eastern Court, Corner of
Tejpal & Parleshwar Road, Vile Parle
(East) Mumbai - 400057

Subject : Proposed redevelopment of existing building on plot bearing CTSNo.195/46 of village Ghatkopar on 90 feet road, Garodia Nagar, Ghatkopar east.

Reference : Online submission of plans dated 27.12.2021

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 the revised R.C.C. designs & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.
- 2) That the civil Aviation NOC shall be submitted.
- 3) That No Dues Certificate from to A.E.W.W. ('N' Ward) shall be submitted before C.C.
- 4) That the extra/water and sewage charges shall be paid to AE(WW) 'N' ward.
- 5) That the Assessment Clearance from A.A. & C. - N ward shall be submitted.
- 6) That the PCO charges shall be paid to PCO 'N' ward time to time.
- 7) That C.C. shall be got endorsed as per amended plans.
- 8) That the requisite fees, deposits, development charges, Development cess as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20 etc. shall be paid.
- 9) That the direction of Hon'ble Supreme Court vide order 15/03/2018 in SLP (Civil) no. D23708/2017 in dumping ground case shall be complied with.
- 10) That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted.
- 11) That the valid Janata Insurance Policy shall be submitted.
- 12) That the valid B.G. and S.W.M. N.O.C. shall be submitted.
- 13) That NOC/ remarks from National Board of Life from Eco-sensitive Zone of Thane Creek Flemingo Sanctuary's buffer point of view shall be obtained and submitted, if applicable
- 14) That all the conditions /observations /remarks in the approval of concession shall be complied with and if required plan shall be got amended within ambit of approved concessions before asking CC.
- 15) That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking any approval or within a month, whichever is earlier.
- 16) That project proponent shall pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, within a month from date of issue or asking any approval, whichever is earlier, registered undertaking to that effect shall be submitted
- 17) That the additional payment for any Deficiency/premium, shall be abided by the upcoming circular/policies in future, if any.
- 18) That preferably electric vehicle shall be used for all the development activities such as transporting material / human resources etc
- 19) That the Architect certified Rehab fungible statement shall be submitted before asking for CC

- 20) That all the conditions of I.O.D. under even No. shall be complied with.
- 21) That, if the documents submitted for claiming incentive FSI as per Reg 33(7)(B) of DCPR 2034, Fungible Compoensatory Area for Rehab Component and BUA/user/requirements of part of building are not as per the provisions of DCPR 2034,Circulars, prevailing/forthcoming policies of MCGM, then the plans shall be get amended before applying for CC; with recovery as per prevailing policies effective at the time of amended plans.
- 22) That the any discrepancy is observed in built up area, payments of premiums / fees, non compliance of various observations observed in Concession notesheet, then same shall be complied by amending plans with revised recovery sheet as per prevailing rates / circulars effective, before asking ofr any approval hereafter.
- 23) That the compliance of remarks of Scrutiny officers/approving authority shall be complied with before applying for CC

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

Copy to :

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

