



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. P-5333/2020/(146/61)/K/E Ward/CHAKALA/337/3/Amend dated 08.07.2022

To,
Atul Vinayak Situt
603 Mahalaxmi Tower, Ceasar Road,
Opp. IDBI Bank, Amoboli Andhei
(West) Mumbai

CC (Owner),
Titirsha Co. Operative Housing
Society Ltd.
Plot No. 12, Tarun Bharat Society,
Chakala, Andheri (East) Mumbai

Subject : PROPOSED REDEVELOPMENT OF THE BUILDING ON PLOT NO. 12 BEARING C.T.S. NO. 146/61 OF TARUN BHARAT CO-OP HSG. SOC. AT CHAKALA, ANDHERI (EAST) MUMBAI.

Reference : Online submission of plans dated 04.07.2022

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) All the objections of this office I.O.D. under even no. dated 01/11/2021 shall be applicable and should be complied with.
- 2) The revised structural design and calculations from the licensed structural engineer shall be submitted as per proposed amended plan.
- 3) The work shall be carried out between 6.00am to 10.00pm only (as per circular no. Ch.E./DP/7749/Gen. dated 07/06/2016)
- 4) The NOC from the A.A.&C. 'K/East' Ward shall be submitted.
- 5) The All dues clearance certificate from A.E. (W.W.) 'K/East' Ward shall be submitted.
- 6) The C.C. shall be got re-endorsed before starting of work.
- 7) The Workmen's Compensation Policy in the name of site under reference shall be submitted.
- 8) The Structural Stability Certificate for the building under reference from Structural Engineer shall be submitted.
- 9) The dry and wet garbage shall not be separated and the wet garbage generated in the building shall treated separately on the same plot by the residents / occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner."
- 10) The verification of AMSL of completed work shall be done before F.C.C. from GVK/MIAL. The AMSL of the topmost part of the building under reference shall also be verified from MIAL/GVK before OCC.
- 11) All the conditions and directions specified in the orders of Hon'ble Supreme Court in the case of Dumping Ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 12) Adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air.
- 13) The Bank Guarantee (B.G.) shall be submitted as per Hon'ble Supreme Court directives & the same shall be revalidated timely & submitted to this office.
- 14) The Indemnity Bond to indemnify the MCGM & its Officials against any risk, disputes, litigations, legal & court matters...etc shall be submitted.
- 15) Any breach of condition regarding debris disposal will entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately.
- 16) The record of C & D generated shall be maintained on site and shall be uploaded on MCGM AutoDCR system.
- 17) The SWM NOC shall be submitted and C & D waste shall be handled & transported to the designated unloading site as per SWM NOC/certification by Applicant/L.S. for debris disposal and comply with all conditions as per the SWM NOC.
- 18) All the payments shall be made.
- 19) That the Developer shall submit Registered Undertaking stating that, all the terms and condition mentioned in this circular shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that, they shall make aware to

the prospective buyers in the projects and the RERA Authorities about the instalment payment facility availed by them in the various payment to be made to MCGM/Government and the provisions in the Circular about initiating action by MCGM against the default in payment on scheduled date.

- 20) That this approval is as per the documents uploaded by L.S. & also without Prejudice to Legal matters / any matters pending in Court of Law, if any, which shall be noted.
- 21) That the Developer/Project Proponent shall also submit Indemnity Bond indemnifying MCGM/MCGM staff against any dispute, litigation, RERA compliances...etc regarding the instalment payment facility available by them.
- 22) That the agreement for proposed Right Of Way shall be register with BMC before asking occupation.
- 23) That the prc with mutation entry of the amenity area i.e. dispensary in the name of BMC shall be submitted before occupation



Digitally signed by Navnath Sopanrao Ghadge
Date: 08 Jul 2022 18:07:14
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

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

Copy to :

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

