



MUNICIPAL CORPORATION OF GRATER MUMBAI

CHE/WS/1172/H/337 (New) dated-24/11/2017

To,
Shri Atul Gulati
Architect,
Gala No. 18,
United Industrial House Premises Co-op. Soc. Ltd.
Vakola, Santacruz (E),
Mumbai - 400055

Sub: Proposed redevelopment of existing buildings, Club House and Swimming pool for MIG CHS Group -V Ltd. In Gandhi Nagar layout on plot bearing C.T.S. No.629 (pt) Mhada Gandhi Nagar Layout at village Bandra at Bandra (East), Mumbai.

Ref : You Online Submission dt. 24.10.2017

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter 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 01.12.2014 shall be applicable and should be complied with.
- 2) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 3) That the infrastructural works, such as; construction of hand holes /panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 4) That the letter box shall be provided at the ground floor for all the tenements.
- 5) That the owner/developer shall not hand over the possession to the prospective buyers or existing flat owners before obtaining occupation permission.
- 6) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 7) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 8) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.4.1974.
- 9) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 10) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 11) That the NOC from A.A. & C., H/East Ward shall be submitted.
- 12) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 13) That all the payments shall be made.
- 14) That the C.C. shall be got re-endorsed.
- 15) That the work shall be carried out between 6.00 a.m. to 10.00 p.m. only.
- 16) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M., this necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 17) That the RUT and Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lie. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans,
 - c) Copies of Soil Investigation Report,
 - d) RCC details and canvas mounted structural drawings
 - e) Structural Stability Certificate from Lic. Structural Engineer.
 - f) Structural audit reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by Lic, Site Supervisor.
 - i) Building Completion Certificate issued by Lie, Surveyor / Architect.
 - j) NOC and Completion Certificate issued by C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user; prospective societies within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting Occupation certificate the developer. The end user / prospective society shall preserve and maintain the above said documents / plans and subsequent periodical structural audit reports and repair history. Further, the end user / prospective society shall carry out necessary repairs/structural audit / fire safety audit, etc. at regular intervals as

per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall be submitted to this office.

- 18) That the verification of AMSL completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- 19) That the quality control for building work/for structural work/supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 20) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 21) That "All Dues clearance Certificate" related to H.E's Department from the concerned A.E.W.W. (H/East Ward) shall not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 22) That the structure together with ancillary user will not be conveyed to the Society/federation of society.
- 23) That the health club and swimming pool will not be run for the profit basis and will not be ^{used} ~~used~~ by the members of the societies/federation only.
- 24) That the structure will be used for the purpose other than for which they are approved.
- 25) That the remaining area of the R.G. will not be kept open to sky and accessible to all members as on place of R.G.
- 26) The owner shall not submitted RUT regarding to the conditions mentioned in 22 to 25 above.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

**Santosh
Ramchandra
Patil**
Digitally signed by Santosh
Ramchandra Patil
DN: c=IN, o=Municipal
Corporation Of Greater Mumbai,
ou=Building Proposal Dept.,
(WS)=1, postalCode=400050,
st=Maharashtra,
2.5.4.20=35da96d0a618a9076404f
64ca8f0675fd3d921e6123a0f0673
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3e7032f3a11a605375e11c382427
4ae8f6cfd92c0530f5,
cn=Santosh Ramchandra Patil
Date: 2017.11.20 21:48:48 +05'30'

S.E.B.P.(H/E-S)

**Shivanand
Siddanna
Mendigeri**
Digitally signed by Shivanand Siddanna
Mendigeri
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Building Proposal
Department, postalCode=400001,
st=Maharashtra,
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serialNumber=46ff821e3b9e479c3d859
52b8c993579b0ca1c04f0db0cc8c78eb5
8ba0c73a0, cn=Shivanand Siddanna
Mendigeri
Date: 2017.11.22 11:39:49 +05'30'

A.E.B.P.(H Ward)

**ASHOK
SHAMBHAJIRAO
WAKADE**
Digitally signed by
ASHOK
SHAMBHAJIRAO
WAKADE
Date: 2017.11.24
16:47:30 +05'30'

**Executive Engineer
Building Proposals
(Western Suburbs)
"H" Ward**

- Copy to: 1] M/s. Kalpataru Properties Private Limited C.A. to MIG CHS Group-V Ltd.
2] Assistant Commissioner, H/East Ward
3] A.E.W.W. H/East Ward
4] D.O. H/East Ward