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Original
Amended
I.O.D.
Rev'd on
26/5/14
an

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.EB/4029/EIA *26/05/14*

To,
M/s. Consultants Combined,
Architects,
101, Manek Kunj (Meghwadi),
Dr. S.S. Rao Road,
Lalbaug, Parel,
Mumbai - 400 012.

Ex. Eng. Bldg. Propposal (City)-II
1st Ward, Municipal Office, 3rd Floor,
13, S. K. Marolli Nagar, Byculla,
Mumbai - 400 008.

Sub: Proposed redevelopment of property bearing C.S.No.794 of
Mazgaon Division, building No.81, 83 & 85, bearing Cess
No.E-7489(3), 7489(3A) & 7489(2), situated at Dr.
Babasaheb Ambedkar Road, Chinchpokali, Mumbai-400012,
known as "Sorabji Mistry Building" (Tambawala Building).

Ref : Your letter dated 30.01.2014.

Sir,

With reference to above letter this is to inform you that the amended plans
submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 19.11.2013 and
amended plan approved letter dated 05.05.2014, shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be
submitted before extending C.C.
3. That the C.C. shall be got endorsed as per the amended plan.
4. That the work shall be carried out strictly as per amended plan.
5. That the certified copy of sale agreement incorporating the following
conditions shall not be submitted to this office before asking occupation
certificate.
6. That the prospective society / end user shall not preserve and maintain
the documents / plans received from owner / developer / Architect and
subsequently carry out necessary repairs / structural audit / fire audit at
regular interval and also present periodical structural audit reports and
repairs history. Similarly, to check and to carry out fire safety audit time to
time as per requirement of C.F.O. through the authorized agency of
M.C.G.M.
7. That the plans marked with rehab parking allotted as per D.C. Reg. a copy
of approved plan shall not be submitted before asking C.C.
8. That the registered undertaking stating that amended plans will be
submitted if any change is proposed in rehab area mentioned in 21
column table attached before asking C.C. shall not be submitted.
9. That all the structural members below the ground shall be designed
considering the effect of chlorinated water, sulphur water, seepage water,
etc. and any other possible chemical effect and due care while
constructing the same will be taken and completion certificate to that effect

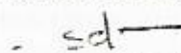
TRUE COPY
FUTURE ASSOCIATES

shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.

10. That the N.O.C. holder will have to pay an expenditure amounting to Rs.19,11,950.00 incurred by the Board towards Structural repairs/ propping/demolition, processing of reconstruction scheme/land acquisition etc. at the office of the Asstt. Accounts Officer (North)/M.B.R. & R. Board and produce certified zerox copy of receipt of payment to this office within 1-month from the date of intimation by this office. In future, if additional expenditure over and above Rs.19,11,950.00 found incurred by the Board, the same will also have to be repaid to the Board as and when Board demands.
11. That the following documents shall be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
- (a) Ownership documents;
 - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - (c) Copies of soil investigation reports.
 - (d) R.C.C. details and canvass mounted structural drawings.
 - (e) Structural Stability Certificate from Licensed Structural Engineer.
 - (f) Structural Audit Reports.
 - (g) All details of repairs carried out in the buildings.
 - (h) Supervision certificate issued by the Licensed Site Supervisor.
 - (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - (j) NOC and completion certificate issued by the C.F.O.
 - (k) Fire safety audit carried out as per the requirement of C.F.O.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

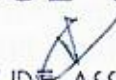
Yours faithfully,


Executive Engineer,
Building Proposals(City)-II

No.EB/4029/E/A 26/01/14

- Copy to : 1. Owner/C.A. to Owner/ N.O.C. holder,
✓ Balwas Realty & Infrastructure Pvt.Ltd.,
A.K. Estate,
Veer Savarkar Flyover, S.V. Road,
Goregaon (West), Mumbai - 400 062.
2. Designated Officer, Asstt.Eng.(B.&F.) 'E' Ward,
3. A.E.W.W. 'E' Ward,
4. Dy.A.& C. City
5. The Collector of Mumbai
6. Asstt. Commissioner (Estates)
7. Chief Officer, M.B.R.& R. Board

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Building Proposals(City)-II