



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. P-8546/2021/(1108 And Other)/M/W Ward/CHEMBUR-W/337/2/Amend dated 08.08.2023

To,
B H Wadhwa
A 1 Wadhwa Bunglow CTS No 1210
of 10th Road Behind Jain Temple
Chembur Mumbai 400071

CC (Owner),
Shri Kiran Shah of M/s. Mahavir
Millennium LLP C.A to Owner.
Flat no 1 and 2, Ground floor , Bldg
No.4, Kandhari Colony, Road No.2,
Chembur East, Mumbai-400071

Subject : Proposed Redevelopment of existing building on Plot no 190 & 191 bearing CTS No 1108, 1108/ 1 to 8 and 1109, 1109/ 1 to 13 of Village Chembur, Mumbai 400071.

Reference : Online submission of plans dated 29.03.2023

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 conditions of I.O.D. under even No. dated 01.08.2022 shall be complied with.
- 2) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos. should be submitted through the registered structural engineer before starting the work.
- 3) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C.
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That the N.O.C. from inspector of Lifts shall be submitted.
- 6) That the top most elevation of the building will be certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 7) 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. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner. (Sample sale agreement shall be annexed)
- 8) That the valid Janata Insurance Policy shall be submitted.
- 9) That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall not be submitted for : a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) PCO k) MMRDA/MHADA l) MHCC NOC m) Jail NOC n) CRZ NOC o) Railway NOC p) Highway NOC q) High Tension Line r) NOC from Electric Supply Company s) Defense NOC t) CFO NOC u) RWH
- 10) That inadequate room sizes & floor height shall not be disclosed to the tenants and purchasers and a condition to that effect shall not be incorporated in the sale Agreement and Sample agreement shall not be submitted. The undertaking of same effect shall not be submitted.
- 11) That the extra water & sewerage charges shall be paid to A.E. Water works "M/E" ward.
- 12) That the up-to-date paid bill from A.A. & C (M/E) Ward shall be submitted.
- 13) That the Quarterly Progress report of project shall be submitted.
- 14) That completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not to be uploaded on RWH tab in online Auto DCR system.
- 15) That the Registered Under taking for not misusing 1) the pocket terrace and 2) fitness center shall be submitted before endorsement of CC.

- 16) That RUT cum Indemnity bond for indemnifying BMC & its officers against all actions, acts, costs, claims, damages, demands of any nature and kind whatsoever, having granted any permission, while pending any litigations in any court or at any competent authority shall not be submitted before endorsement of C.C.



For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Eastern Suburb

Copy to :

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

