

उपमुख्य अभियंता इमारत प्रस्ताव प.उ. दोन  
महापालिका इमारत, सी. विंग, संस्कृती कॉम्प्लेक्स  
०, फुट डी.पी रोड, सेंट लॉरेन्स शाळेजवळ  
कान्दिवली (पूर्व), मुंबई-४०००९०१

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No: CHE/5563/AR of**

**12-2 SEP 2016**

To,  
Shri P.N.Sanghadia,  
Architect.

**Sub:- Proposed additional wing 'AA' on plot bearing C.T.S.  
No.369/B, of Village Malad, at Shankar lane Kandivali  
(West), Mumbai -400 067.**

Ref: Your letter dated.08/06/2016

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Gentlemen,

There is no objections to carry out the work as per amended plans submitted by you vide letter under reference subject to the following conditions:-

1. All the objections of this office Intimation of Disapproval under even No. dt. 07.01.1995 shall be applicable and should be complied with.
2. That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
3. That the revised R.C.C. design and calculation shall be submitted.
4. That all the payments shall be paid before C.C.
5. That revise H.E.N.O.C. shall be obtained before C.C.
6. That Extra water and sewerage charges shall be paid to A.E.W.W.(R/South) Ward before C.C.
7. That the Revised Drainage approval shall be obtained.
8. That the C.C. shall be re-endorsement for carrying out the work as per amended plans.
9. That the monthly progress report of the work will not be submitted by the Architect.
10. That the registered undertaking for not misusing the basement shall be submitted.
11. That the Revalidation of Janta Insurances shall be submitted before C.C.
12. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.
13. That the registered undertaking for agreeing to comply all the Conditions mentioned in the E.E.T & C N.O.C. as under:-

**I. For the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and**

*Abraham*  
22.9.16  
A.E.(BP) R/s



safety majors shall be taken to avoid any mishap and maintenance of the same shall be done regularly.

**II.** Mentioning that MCGM will not be held liable for the damages occurred due to flooding in parking pit if any.

**III.** Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only.

**IV.** Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanized parking system.

Shall be submitted.

14. That the R.U.T. mentioning that the clauses will be incorporated in The sale agreement of prospective buyers/members stating:-

**a.** That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.

**b.** That the buyer / member agree for no objection for the Neighborhood development with deficient open space in future.

**c.** That the buyer / member will not held M.C.G.M. liable for failure of mechanical Parking system / car lift in future.

**d.** That the buyer / member will not held M.C.G.M. liable for the Proposed inadequate / sub standard sizes of rooms in future And complaints of whatsoever nature will not be made in future.

**e.** That there is inadequate maneuvering space of car parking and buyer / member will not make any complaint to M.C.G.M. in This regard in future.

**f.** That the floor height of habitable floors is of sub standard.

Shall be submitted.

15. "That the owner / developer and concerned Architect / Licensed Surveyor shall compile and preserve the following documents.

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) Copy of soil investigation reports.

d) RCC details and canvas mounted structural drawings.

e) Structural Stability Certificate from Licensed structural Engg.

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.

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AE BP RS



The above documents / plans shall be 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. The prospective society / end user shall preserve and maintain the above said documents / plans and shall preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreements that the end user / prospective society will take over the above said documents from the Developer End user prospective society shall carry out necessary repairs / structural audit / fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposal)"

16. That the Indemnity Bond indemnifying the Corporation and its officers.

- a) against damages, risks accidents etc. to the occupiers and an Undertaking regarding no nuisance during construction.
- b) against any litigation, claims, disputes arising out the Proposed inadequate size of rooms.
- c) against nuisance due to leakage from toilets above Shops/habitable rooms.
- d) against inconvenience caused due to installation of Mechanized stack parking / inadequate maneuvering of aisle space.
- e) against any legal complication / matter that may arise due to Ownership dispute regarding plot under reference.
- f) against any litigations / complaints of approval of plans with Substandard height of habitable rooms.

Shall be submitted.

One set of approved/certified plan is returned herewith as a token of approval.

for *Bhanna*  
22-9-16  
**Executive Engineer Bldg. Prop.)**  
**(W. S.) 'R' Ward.**