



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/2087/GN/A/337/5/Amend dated 28.12.2021

To, UDAY SHANKAR WARTY 4//, LAVANYA ART, OFF AGASHE PATH, DADAR(W) 30/A, BHAGYA APARTMENT, OFF CHITALE PATH, DADAR(W)	CC (Owner), M/S SURAJ ESTATE DEVELOPERS PVT. LTD Flat no. 15, 'B' Wing, 3rd Floor, Mahim Mata Bldg. Mari Nagar Colony, Mahim, Mumbai 400016
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Subject : PROPOSED REDEVELOPMENT OF THE PLOTS BEARING F.P. NO.822,T.P.S. IV, OF MAHIM DIVISION, MUMBAI.

Reference : Online submission of plans dated 23.12.2021

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. EB/2087/GN/A Dt 28.05.2008, amended approval letter dt. 25.03.2011, 26.06.2018 & 11.02.2021 shall be complied with.
- 2) That the revised structural design/calculations/details/drawings shall be submitted before further C.C.
- 3) That the structural stability certificate for the proposed work shall be submitted.
- 4) That the Supervision certificate shall be submitted periodically from Site Supervisor as the case may be as per D.C. Regn. 5(3)(ix) regarding satisfactory construction on site.
- 5) That payments towards following shall be made before asking for further C.C. a) Premium towards condonation of open space deficiency b) Additional Development charges c) Additional Development Cess e)PCO Charges f) Labour Welfare Cess g) Additional IOD Deposit h)Additional water & sewerage charges at A.E.W.W G/N Ward Office i)Fungible Premium j)Staircase Premium.
- 6) That the No Due Certificate from A.A. & C 'GN' Ward shall be submitted.
- 7) That the No Due Certificate from A.E.W.W. 'GN' Ward shall be submitted.
- 8) That the NOC from MHADA for Full C.C. & Revalidation of the same shall be submitted.
- 9) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case will be complied with before starting demolition of structure and / or starting any construction work.
- 10) That adequate safeguards are to be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 11) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste / Debris Management shall be furnished before starting demolition of existing structures or construction work.
- 12) That the C.C. shall be got endorsed as per the amended plan.
- 13) That the work shall be carried out strictly as per approved plan.
- 14) That the work shall be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 15) That the Valid Janata Insurance Policy shall be submitted.
- 16) That the Valid Third Party Insurance Policy shall be submitted.
- 17) That the plans of Building No.2 shall be got amended by deleting the 7th & 8th floor.

- 18) That the letter from T.P Department with corrected records with respect to contravening tenements certified as Non-Cess by MHADA shall be submitted before asking for O.C.
- 19) That the structural stability certificate for mechanical car parking system & for tower parking system from the vendor shall be submitted before asking for O.C. & the undertaking to that effect to be submitted.
- 20) That the structural stability certificate for the U.G. Tank slab, slab to cover existing well if any, along the drive way to carry vehicular load shall be submitted before asking for O.C.
- 21) That the Indemnity Bond Indemnifying M.C.G.M. against any litigation arising out of hardship to user in case of the failure of Mechanized system / nuisance due to mechanical system to the building under reference shall be submitted before asking for O.C.
- 22) That the Registered Undertaking stating that mechanized parking system will be equipped with electric sensor device and also proper precautions & safety measures will be taken to avoid any mishaps & damages occurred due to flooding of pit is any & maintenance of Mechanized Parking system will be done regularly shall be submitted before asking for O.C.

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

Copy to :

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

