

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/7139/D/A dt. 16/09/15

To,
 Shri. Ankit Prakash Dharja,
 Licensed Surveyor,
 M/s. A.P. Dharja & Associates,
 42-44, Shree Niwas,
 Bandu Gokhale Path,
 Swami Samarth Nagar, Girgaum,
 Mumbai - 400 004.

Ex. Eng. Bldg. Proposal (City) - I
 New Municipal Building, C. S. No. 355 B,
 Bhagwan Walniki Chowk, Vidyalokar Marg,
 Opp. Hanuman Mandir,
 Salt Pan Road, Antophill, Wadala (East)
 Mumbai - 400 037.

Sub: Proposed redevelopment of property bearing C.S. No. 884, 1/884, Bldg. No. 36A, 36B, 36E, Khetwadi 1st Cross Lane and 330 - 350 Pathe Bapurao Marg, of Girgaon Division, D-Ward, Mumbai.

Ref.: Your letter dated 09/07/2015.

Sir,

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

1. That all the conditions of I.O.D. under even No. dated 22/08/2014 shall be complied with.
2. That the revised structural design / calculation / details / drawings shall be submitted before asking plinth C.C.
3. That payment towards following shall be made before asking C.C.
 - a. Development charges and additional development cess installment.
 - b. Premium towards condonation of open space deficiency.
 - c. Extra water / Sewerage charges at A.E.W.W. D - Ward office.
 - d. Premium towards staircase, lift and lift lobby area.
 - e. Labour Welfare Cess.
 - f. Fungible premium.
4. That the N.O.C. from MHADA mentioning builtup area to be surrendered to MHADA if any shall be submitted before asking for further C.C. and such builtup area shall be marked on plan and plans shall be got amended for this office.
5. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
6. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
7. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
8. That additional water & extra sewerage charges shall be paid before asking plinth C.C.

9. That the final N.O.C. from Tree Authority shall be submitted before asking for Occupation permission.
10. That the work shall be carried out strictly as per approved plan.
11. That the final structural stability certificate shall be submitted before asking for B.C.C./ Occupation.
12. That the R.L. shall be got demarcated and Regd. Undertaking stating to hand over the setback land free of cost to M.C.G.M. before granting the C.C. above 50% of proposed area and transfer the same in the name of M.C.G.M. before granting full C.C.
13. That the N.O.C. from Inspector of Lifts (P.W.D.) shall be submitted.
14. That the vermiculture bins for the disposal of wet waste as per design and specification of organization or companies specialized in this field as per list furnished by solid Waste Management of M.C.G.M. shall be provided.
15. That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the filed shall be made in the satisfaction of Municipal Commissioner shall be provided.
16. That Registered Undertaking for handing over setback area for the balance portion of the plot not covered under this proposal as and when required by M.C.G.M. shall be submitted.
17. That the land so kept for reservation of P.G. and the plot boundary shall be demarcated from D.I.L.R. / C.S.L.R.
18. That an area of 222.54 Sq.Mt. of P.G. shall be handed over to M.C.G.M. as earmarked on the plan & separate P.R. Card of R.G. plot in the name of M.C.G.M. as per D.P. Release under No.CHE/23630/D.P./City dated 21/11/2013 shall be submitted before O.C.
19. That N.O.C. from B.E.S.T. shall be submitted before asking plinth C.C.
20. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
21. That the registered sale agreement incorporating the following condition shall not be submitted to this office.
 - (i) That the prospective society / end user shall not preserve and maintain the following documents / plans and subsequent periodical structure audit reports and repair 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.
 - 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) N.O.C. and completion certificate issued by the C.F.O.
 - k) Fire Safety audit carried out as per the requirement of C.F.O.
22. That the developer shall not submit the Regd. Undertaking & Indemnity Bond that the conditions mentioned at Sr. No. 21 will be incorporated in the sale agreement & the same will be informed to the prospective society/end user.
23. That the supervision certificate shall be submitted periodically from Licensed Surveyor / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C. Regn. 5(3)(ix) regarding satisfactory construction on site.
24. That no dues pending certificate from A.A. & C. D - Ward shall be submitted before extending C.C.
25. That the Regd. Undertaking shall be submitted for not misusing the pocket terrace at 1st floor in Wing - A.

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

Yours faithfully,

—sd—

Executive Engineer
Building Proposals(City)-I

Copy to 1. M/s. Meridian Construction Pvt. Ltd.

112, Maker Chambers - II, 223,
Nariman Point, Mumbai - 400 021.

2. Asstt. Commissioner, D-Ward.

3. A.E.W.W. D-Ward.

4. Dy.A. & C. City

5. Chief Officer, M.B.R.&R. Board,

Griha Nirman Bhavan, Bandra (East), Mumbai - 400 051.



Executive Engineer
Building Proposals(City)-I