



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. EB/6601/D/A/337/2/Amend dated 14.06.2024

To,
AMEET G. PAWAR
SATYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
FLOOR, DAYALDAS ROAD, VILE
PARLE EAST, MUMBAI-400057.

CC (Owner),
M/S. SAMAK CONTRUCTION
PRIVATE LIMITED
Shop No. A/3, Gurunanak Market,
M.S. Ali Road, Mumbai

Subject : Proposed Reconstruction or Redevelopment of Clusters of Buildings under Cluster Development Scheme (CDS) of Property bearing C.S.Nos.1190, 1191, 1/1191, 2/1191, 4/1191, 1192, 1/1192, 1193, 1194, 3A/1191, 1A1/1191, 1199, 1152 & 2/1189 of Girgaon Division, situated at Maulana Shaukat Ali Road, in 'D' Ward Mumbai- 400 007 as per Regn.33(9) of DCPR 2034..

Reference : Online submission of plans dated 26.04.2024

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) A) That the conditions to be complied with before Plinth C.C.
- 2) That all the conditions mentioned in IOD even under number dated 04.05.2022, Letter of Intent (LOI) u/No. DYCHE/786/MC/9B.P.) CITY dated 27.03.2023, U.D. Approval u/No. TPB/4322/471/CR105/2022/UD-11 dated 21.11.2022, HPC and MHADA NOC shall be complied with.
- 3) That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will be obtained before starting the proposed work.
- 4) That the builder / developer / owner shall prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall be got approved before demolition of existing building or commencing any construction activity.
- 5) That the compound wall is constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per Regn.37(24) of DCPR 2034.
- 6) That the Structural Engineer will be appointed. Supervision Memo as per Appendix-XI [Regulation 5(3)(ix)] will be submitted by him.
- 7) That the Structural Design and Calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load along with bearing capacity of the soil strata will be submitted before C.C.
- 8) That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will be submitted before C.C.
- 9) That the existing structure proposed to be demolished will not be demolished or necessary Phase Program with agreement will be submitted and got approved before C.C.
- 10) That the qualified/Registered Site supervisor through Architect/Structural Engineer will be appointed before applying for C.C.
- 11) That All Dues Clearance Certificate /Extra Water & Sewerage Charges from A.E.W.W. 'D' Ward shall be submitted before issue of C.C.
- 12) That the premium/deposits as follows will be paid: (a) Open Space Deficiency (b) Development charges as per M.R. & T.P.(Amendment) Act,1992 (c) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges (PCO) 'D' Ward (d) Labour Welfare Cess (e) Additional Development Cess (f) Internal Staircase & Lift (g) Sale Fungible F.S.I. Premium. (h) Premium for inadequate width of access to P.G. (i) Premium for odd shape/size of LOS touching to building line.
- 13) That the work will be carried out strictly as per approved plan and in conformity with the DCPR 2034 in force.

- 14) That the N.O.C. from Tree Authority/Self Certification shall be submitted before asking for C.C.
- 15) That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 16) That the fresh Tax Clearance Certificate from A.A. & C 'D' Ward shall be submitted.
- 17) That the remarks from H.E. Department shall be submitted.
- 18) That the Board shall be displayed showing details of proposed work, name of owner, developer, Architect, R.C.C. consultant etc.
- 19) That the necessary remarks for construction of SWD will be obtained from Dy.Ch.Eng.(S.W.D.) City before asking for C.C.
- 20) That the N.O.C. from Dy.Ch.E.(S.P.) P & D for proposed sewer line shall be submitted before C.C.
- 21) That the plot boundary shall be got demarcated from CSLR/DILR and demarcation certificate with plan shall be submitted to this office.
- 22) That the copy of PAN card of the Applicant shall be submitted before C.C.
- 23) That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries up-to reasonable height shall be provided before demolition of existing structures at site.
- 24) That the N.O.C. from Collector of Mumbai for Excavation Work shall be submitted before submitting work start notice.
- 25) That the construction activity for work of necessary piling shall be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 26) That the work shall be carried out between sunrise and sunset and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 27) That the C.C. shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 28) No main beam in a R.C.C. framed structure shall be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 29) All the cantilevers (Projections) shall be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 30) In R.C.C. framed structures, the external walls shall be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 31) That the remarks regarding Formation Level from Road Department shall be submitted.
- 32) That the N.O.C. holder will have to execute agreement with MHADA / M.B.R. & R. Board in respect of surrender surplus built up area in accordance to the provisions of Regn.33(7) as per 3rd schedule of MHADA Act 1976 within 30 days after approval of I.O.D. / plans by M.C.G.M. and prior issue of Commencement Certificate by M.C.G.M. on Rs.100/- stamp paper. The M.C.G.M. shall not grant Commencement Certificate or any further permission unless the agreement is duly executed between N.O.C. holder & MHADA / M.B.R. & R. Board and letter to that effect is issued by M.B.R. & R. Board.
- 33) That the services of Safety Officer to take care of all safeties during construction-on-construction site and around shall be hired.
- 34) That the Third-Party insurance shall be submitted.
- 35) That the Private Doctor shall appointed for treatment of labour/ staff.
- 36) That the NOC to CC from M.B.R. & R. Board Department shall be submitted.
- 37) That the Registered Undertaking from developer shall be submitted for following: (a) setback area will be handed over to BMC free of cost as per policy. (b) not to misuse service floors/basements/ elevation features/part/pocket terraces (c) fitness centre will be handed over to society/apartment/association (d) indemnity MCGM / BMC against any disputes, claims, litigations, leakages arising out of issue of contravening toilets (e) area reserved for the parking shall be used/ utilized for the purpose of parking only (f) Special attendant shall be deployed to control the manoeuvring & the Movement of car entry/exit gates at the junction and the places where Mechanized parking system is provided (g) indemnifying the BMC 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 (h) Structure stability certificate of Stack parking system will be submitted before C.C. (i) Installation of Stack parking system is responsibility of Developer / Owner & concerned parking system provider/installer company strictly.
- 38) That the Registered Undertaking from developer shall be submitted for following: (a) Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers. (b) agreeing to demolish the excess area if constructed beyond permissible F.S.I. (c) agreeing to pay the difference in premium paid and calculated as per revised land rates. (d) minimum Nuisance during construction activity (e) To sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA (f) condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency (g) No objection if the neighbouring plot owner come for development with deficiency in open spaces.

- 39) That the Registered Undertaking from developer shall be submitted for following: (a) indemnifying the 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/stack parking system to the building under reference & to the adjoining wing / adjoining building if any. (b) the excess parking will be handed over to MCGM free of cost in case full F.S.I. is not consumed.
- 40) That the Indemnity Bond from the developer to indemnifying BMC for following: (a) against any litigation, claims arising out of issue out of the damage due to contravening toilets & also adequate water proofing treatment will be provided (b) Indemnity Bond, indemnifying the BMC for damages, risks, accidents, to the occupiers (c) indemnifying BMC against disputes, litigations, claims, arising out of ownership of plot and plot boundary.
- 41) That the feasibility report from Geologist consultant for providing basement shall be submitted.
- 42) That the Form of Notice for Start of Work as per Regn.11(2) and Section 347(i)(a) of the Mumbai Municipal Corporation Act, 1888 shall be submitted.
- 43) That the NOC from M.B.R. & R. Board for splitting of tenancy shall be complied with.
- 44) That the Structural stability certificate regarding stability of the Mechanized car parking system shall be complied with.
- 45) That the Remarks from M and E consultant for requirement of greater height of basement and electrical or mechanical ventilation for basements, NR shops, toilets, living rooms, bedrooms and sale building etc. shall be complied with before C.C.
- 46) That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 and as per Regn.62 of DCPR 2034 shall be submitted.
- 47) That the provisional NOC for carriageway entrance from Asstt. Eng. (Maint.) 'D' Ward shall be submitted before C.C.
- 48) That the NOC from BEST/Electric Supply Company for proposed substation shall be submitted before C.C.
- 49) That the NOC from MOEF Department shall be submitted before C.C.
- 50) That the STP remarks from consultant shall be submitted before C.C.
- 51) That the feasibility report for providing Basements from Geologist consultant shall be submitted.
- 52) That the NOC from U.D. Department and Home Department for proposed Temples & Prayer Hall shall be complied with before C.C.
- 53) That the Structural Stability Certificate for U.G. Tank flushed with ground and U.G. tank slab for manoeuvring of vehicles shall be submitted before C.C.
- 54) That the Structure stability certificate for Stack parking system shall be submitted before C.C.
- 55) B) That the Conditions to be complied with before further C.C.
- 56) That the plan showing plinth/stilt height and dimensions shall be got checked by this office staff.
- 57) That the amended Remarks of concerned authorities / empaneled 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) Sewerage (d) Water Works (e) Hydraulic Engineer (f) PCO (g) CFO
- 58) That the Material testing report shall be submitted.
- 59) That the yearly progress report of the work will be submitted by the Architect.
- 60) That the Structural Stability Certificate along with Plinth Completion Certificate regarding constructed plinth through Registered Structural Engineer shall be submitted.
- 61) That the Additional Development Cess shall be paid before further C.C.
- 62) That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 63) That the NOC to further C.C. from M.B.R. & R. Board Department shall be submitted.
- 64) That the requisition clause No.49 of DCPR 2034 from Structural Engineer for quality and test report shall be submitted.
- 65) That the Form of intimation of Completion of Work upto Plinth Level as per Annexure 14 of Regn.11(4) from Registered Site Supervisor shall be submitted.
- 66) That the revised NOC from Civil Aviation Department for building height beyond exceeding 260.14 mt shall be submitted.
- 67) That the NOC from High Rise Committee (HRC) shall be submitted beyond building height exceeding 120 mt.
- 68) That the Structural Stability certificate along with details calculation and structural design for proposed Crown above terrace shall be submitted.
- 69) That the NOC to further C.C. from M.B.R. & R. Board Department for occupancy kept in abeyance shall be submitted.
- 70) C) That the conditions to be complied with before Occupation Permission
- 71) That the dust bin will be provided on site.

- 72) That the open spaces as per approval, parking spaces and terrace will be kept open.
- 73) That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
- 74) That carriage entrance shall not be provided as per design of registered structural engineer & carriage entrance fee shall be paid and completion certificate shall be obtained.
- 75) That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
- 76) That final N.O.C. from concerned authorities / empaneled consultants for: (a) S.W.D. (b) Sewerage (c) CFO (d) Tree authority (e) Hydraulic Engineer (f) M.B.R. & R. Board (g) A.A. & C (Tax Clearance Certificate) (h) Drainage Layout (i) Rain Water Harvesting (j) M and E
- 77) That the Structural Engineer's final Stability with Work Completion Certificate and final R.C.C. design plans along with up-to date License copy shall be submitted.
- 78) That the Site Supervisor Certificate for quality of work and completion of the work shall be submitted in prescribed format.
- 79) That the parking spaces shall be provided as per DCPR 2034.
- 80) That B.C.C. will be obtained and I.O.D. and debris deposit etc. will be claimed for refund within a period of 6 years from the date of its payment.
- 81) That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will be obtained and submitted to this office.
- 82) That the NOC for Car Lifts and Internal Lifts will be obtained and submitted to this office.
- 83) That the Fresh Property Registered Card in the name of the owner shall be submitted.
- 84) That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall be provided.
- 85) That the Additional Development Cess shall be paid before O.C.
- 86) 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 BMC. (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.
- 87) That the certified copy of sale agreement incorporating the following conditions shall be submitted to this office (a) That the prospective society / end user shall 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 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 BMC.
- 88) The registered undertaking and indemnity bond shall be submitted stating that the conditions mentioned at Sr.No.87 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
- 89) That the supervision certificate shall be submitted periodically i.e. every 3 months from the Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.
- 90) That the Sample Sale Agreement with prospective buyers/members shall be submitted.
- 91) That certificate under Sec. 270A of B.M.C. Act will be obtained from H.E.'s Department regarding adequacy of water supply.
- 92) That the work shall not be carried out strictly as per guidelines of BMC dated 25.10.2023 and Govt. of Maharashtra dated 27.10.2023 and any further guidelines issued time to time regarding Mumbai air pollution mitigation plan.
- 93) That preferably electric vehicle shall be used for all the development activities such as transporting material/Human Resources
- 94) That the payment as per schedule of installment granted by Dy.CH.E.(BP) shall be made,



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

Copy to :

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

