

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/6876/D/A. dt 21/07/2016

To,
Aparna Consultant,
Architects,
C-1, 1st floor, Valencia Road,
Tukaram Javji Marg,
Near Bhatia Hospital,
Tardeo , Grant Road (W),
Mumbai 400 007.

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

Sub : Proposed redevelopment of property bearing C.S.
No.277 of Girgaon Division at Tatya Gharpure Marg &
Mughbhat Cross Lane, known as "Ganeshwadi
Building" 'D' Ward, Mumbai 400 004.

Ref : Your letter dt. 23.6.2016.

Sir,

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

1. That all the conditions of I.O.D. under even No. dated 20.12.2013 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
3. That the Regd. Undertaking against misuse of part terrace proposed at 13th floor shall be submitted before asking for further C.C.
4. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
5. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
6. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
7. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
8. That the C.C. shall be got endorsed as per the amended plan.
9. That the work shall be carried out strictly as per approved plan.
10. That the final structural stability certificate shall be submitted before asking for B.C.C.

11. That an Undertaking stating to hand over the setback land free of cost to M.C.G.M. before granting the occupation of proposed residential building shall be submitted.

12. That the N.O.C. from Inspector of Lifts shall be submitted.

13. 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.

14. That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field shall be made in the satisfaction of Municipal Commissioner shall be provided.

15. 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 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) NOC and completion certificate issued by the C.F.O.
- (k) Fire safety audit carried out as per the requirement of C.F.O.

16. That the registered sale agreement incorporating the following conditions shall be submitted to this office.

- (i) That the prospective society / end user shall preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repair history, similarly to check & 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.

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- (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.

17. That the developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No.16 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.

18. That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.

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

Yours faithfully,

sd/-

Executive Engineer,
Building Proposals(City)-I

NO. EB/6876/D/A dt 21/07/2016

- Copy to :
- ✓ 1. M/s Sanskriti Developers
Shop No.21, Ground floor,
13th Khetwadi Lane]
Mumbai- 400 004.
 - 2. Asstt. Engineer (B&F)/D.O. 'D' Ward
 - 3. A.E.W.W. 'D' Ward
 - 4. Dy A & C City
 - 5. Chief Officer, M.B.R. & R. Board.

P. S. S. S. S.
21/7/2016
Executive Engineer
Building Proposals (City)-I