

MUNICIPAL CORPORATION OF GREATER MUMBAI.
No. EEBPC/7128/GN/A

To
Shri Rajendra U. Pagnis,
M/s. Pagnis & Pagnis,
Architects,
4, Anand, Opp. Vithal Mandir,
D.L. Vaidya Road, Dadar (West),
Mumbai - 400 028.

Ex. Eng. P. P. Pagnis (City) III
New Mumbai, C. S. No. 355 B,
Bhagwan Walmiki Chowk, Vidyalkar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antophill, Wadala (East),
Mumbai - 400 037.

Sub: Proposed redevelopment of the property on plot bearing F.P.No.148 of TPS-IV, Mahim Division situated at D.L. Vaidya Road, Dadar (West), Mumbai 400 028.

Ref: Your letter dated 21.01.2016.

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 05.03.2014 shall be complied with.
2. 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.
3. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
4. That payments towards following shall be made before asking for C.C.
 - a. Development charges (Additional if any)
 - b. Extra Water / Sewerage charges at A.E.W.W. G/N Ward Office.
5. That the Registered Undertaking against misuse of part terrace proposed at 18th (pt) floor shall be submitted before asking for further C.C.
6. That the revised N.O.C. from C.F.O. shall be submitted before endorsement of C.C.
7. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.

8. That the Registered Undertaking to hand over Society Office and Fitness Centre to Society / Association shall be submitted.
9. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
10. That the additional water & sewerage charges shall be paid before endorsing C.C.
11. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
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 final structural stability certificate shall be submitted before asking for B.C.C.
15. That the N.O.C. from Inspector of Lifts shall be submitted.
16. 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.
17. 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.
18. 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.
19. That the registered sale agreement incorporating the following conditions shall be submitted to this office.
 - (l) That the prospective society / end user shall preserve & maintain the

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.
 - (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.
20. That the developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No.19 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.
21. 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.
22. That the Regd. Undertaking shall be submitted that :
- (a) The owner shall not have any objection if the neighbouring plot owner come for development with deficiency in open spaces.
 - (b) The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.

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

Yours faithfully,

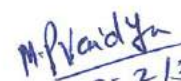


**Executive Engineer,
Building Proposals(City)-III**

No. EEBPC/7128/GN/A dt 02/3/16

Copy to : 1. The Owner,
✓ M/S Aanandvardhan Realtors,
D/704, Silver Square,
Sunder Nagar, CST Road,
Kalina, Santacruz (E), Mumbai.

2. Designated Officer, Asstt.Eng.(B.&F.) G/N Ward,
3. A.E.W.W. G/N Ward,
4. Dy.A. & C. City
5. Chief Officer, M.B.R. & R. Board
6. A.O. (B.P.) City.


2/3/16
Executive Engineer.