

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Dy.Ch.Engineer, Building Proposal (City), Bhagawan Walmiki Chowk,
Opp. Hanuman Mandir, Vidyalkar Marg, Antop Hill, Wadala (East), Mumbai – 400 037.

No. EB / 6302 / C / A dated

To,
Arqam Hussain Shaikh
Santosh Sadan Building,
2nd Floor, 1st Carpenter Street,
Opp. God Gift Tower, Near Gulawadi Circle,
Mumbai - 400 004

Sub: Proposed redevelopment of property bearing C. S. no. 2975, 2976, 2977, 2978, 2979, 2990 & 2991 situated at 1st & 2nd Carpenter Street, of Bhuleshwar Division, C-Ward, Mumbai - 400 004.

Ref : Online application for amended plans submitted on 29.09.2017

Gentleman,

With reference to your above referred online application, this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the condition of I.O.D. under even no. EB/6302/C/A dated 28.01.2013 and amended approval letter dated 29.01.2015 shall be complied with.
2. That the revised R.C.C. Design & drawing with calculations from Structural Engineer shall be submitted before endorsement of CC.
3. That the CC shall be endorsed as per amended plan.
4. That the revised drainage layout shall be submitted and got approved before endorsement of CC.
5. That the following payments shall be paid before endorsement of CC:
 - a. Additional Development Cess
 - b. Development Charges
 - c. Premium towards condonation of deficiency in open space
 - d. Premium for inadequate size of AVS
 - e. Extra Water Charges & Extra Sewerage Charges
6. That the work shall be carried out as per approved plan.
7. That the final CFO NOC shall be submitted before asking OCC.

8. That the N.O.C. from electric supply company for sub station shall be submitted.
9. That the Regd. U/T against misuse of pocket terrace / part terrace / refuge areas/ basement / meter room / fitness center/ service floor / fire check floor / girder floor level shall be submitted.
10. That the NO Dues Certificate from A.A.& C. shall be submitted before CC endorsement.
11. That the work shall be carried out between 6.00 AM to 10.00 PM only in accordance with rule 5A (3) or the noise pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Dept. From time to time shall not be duly observed.
12. That the dry & wet garbage shall be separated & the garbage generated in the building shall not be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of the MCGM. The necessary condition in sale agreement to that effect shall be incorporated by the developer/owner.
13. That the registered UT shall be submitted that the owner shall not have any objection if the neighboring plot owners come for development with deficiency in open spaces.
14. That the registered UT shall be submitted stating that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
15. That the registered undertaking indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall be submitted.
16. That the revised remarks for construction of SWD shall be obtained from Dy.Ch.Eng.(S.W.D.) City / Planning Cell before asking plinth C.C.
17. That the revised N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall be submitted before plinth C.C.
18. That the revised remarks from H.E. Department shall be submitted before plinth C.C.
19. That the revised remarks Tree Authority shall be submitted before plinth C.C.

20. That the NO DUES Certificate from A.E. (W.W.) 'C' Ward shall be submitted before endorsement of CC.
21. That the plot boundary shall be got demarcated from C.S.L.R. and demarcation certificate shall be submitted to this office.
22. That the fresh P.R.Card for the amalgamated plot in the name of owner shall be submitted before C.C.
23. That the N.O.C. from Collector of Mumbai shall be submitted before C.C.
24. That the N.O.C. from MHADA shall be submitted before C.C.
25. That remarks from E.E.(M.& E.) for ventilation of alcove and toilet blocks through AVS and ventilation for basement shall be submitted.
26. That Regd. U/T for handing over setback area as & when required by M.C.G.M. without claiming any compensation shall be submitted.
27. That set back land free of compensation and free of any encumbrance shall be handed over to MCGM and possession receipt shall be submitted from Assistant Commissioner 'C' ward.
28. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.
29. That all the conditions of M.H.A.D.A. N.O.C. shall be submitted further C.C.
30. That all the conditions of E.E.(T.&C.) N.O.C. shall be complied before plinth C.C.
31. That all the conditions of C.F.O. N.O.C. shall be complied before plinth O.C.
32. That the registered undertaking stating that clause shall be incorporated in sale agreement / supportive agreement so as to make aware the prospective buyer/ existing member about the deficient maneuvering space / deficient width of drive way shall be submitted.
33. That the plinth/stilt height shall be got checked by this office staff.
34. That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) MHADA shall be submitted before occupation.
35. 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.

36. That the certified copy of sale agreement incorporating the following conditions shall be submitted to this office

1. That the prospective society / end user shall not 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 M.C.G.M.

37. The registered undertaking and indemnity bond shall be submitted stating that the conditions mentioned at Sr.No. 35 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.

38. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall be hired.

39. That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.

40. That the C.C. shall not 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.

41. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will be taken out and a copy of the same will not 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.
42. 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.
43. That the installation 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 shall be provided before applying for occupation permission.
44. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, shall be obtained and submitted to this office.
45. That the recycling plant for waste water shall be provided.
46. A registered undertaking shall be submitted before endorsement of C.C. stating that the owner/developer shall take all the responsibility of third party right created, if any, in view of I.O.D. u/no. EB/6302/C/A dated 28/01/2013 and plinth C.C. dated 21/05/2015 and fulfillment of promises etc. made on the basis of same shall be responsibility of the developer, the MCGM & its officer shall not be party for any such dispute & indemnify MCGM & its officers.
47. Regd. U/T cum indemnity bond shall be submitted by the owner/developer stating that in case any litigation arises due to inadequate maneuvering space for parking, MCGM & its staff shall not be party and the same shall be dealt by developer/owner.
48. Regd. U/T cum shall be submitted by the owner/developer to handover excess parking spaces to MCGM free of cost in case full permissible FSI is

not consumed and to issue C.C. for R.C.C. frame work only as per approved plans .

49. An Indemnity Bond shall be submitted by the owner to indemnify the corporation against any litigation arising out of the damages/ leakages due to contravening toilets before endorsing C.C.
50. The N.O.C. from High Rise Committee shall be submitted before asking further C.C. and Registered Undertaking cum indemnity bond as per the format attached with the circular u/No.CHE/29621/DPWS/HRB dt. 24.09.2015 shall be submitted.

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

Yours faithfully,

**Sushant
Arjun
Mitkar**
S.E.B.P.City- III

Digitally signed by Sushant Arjun Mitkar
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Building Proposal
City, postalCode=400037, cn=Maharashtra,
2.5.4.20=49758a34463a5a781b1a2d7c9
3946da077857a2a891f583326a4a4e
1,
serialNumber=6cd3a3426c5d81646767
480ca11701a275527890b7663d6a2239d
5ac3963, cn=Sushant Arjun Mitkar
Date: 2017.10.05 19:01:56 +05'30'

**Y P
Junnar
kar**
A.E.B.P.City-II

Digitally signed by Y P
Junnarkar
DN: cn=Y P Junnarkar,
o=MCGM, ou=MCGM,
email=yatinjunnarkar@
gmail.com, c=US
Date: 2017.10.05
19:11:35 +05'30'

**Vivek
Tukaram
Khot**
**Executive Engineer
(Building proposal)
City-III**

Digitally signed by Vivek Tukaram Khot
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Office Of The Chief
Eng BP City, postalCode=400037,
cn=Maharashtra,
2.5.4.20=5465697c35f3378ba2b54dc0
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2c8ba20a138c188edf3a748a661854
63c17367, cn=Vivek Tukaram Khot
Date: 2017.10.09 14:27:09 +05'30'

Copy to:

1. Owner / Developer,
M/s. Buildwell Developers
Office No.9, 4th floor,
Alankar Theatre Building,
245/247 S.V.P Road,
Mumbai 400 004.
2. D.O.'C' Ward, Asst.Eng.(B & F) 'C' Ward
3. A.A.& C.'C' Ward
4. A.E.(W.W.) 'C' Ward

**Sushant
Arjun
Mitkar**
S.E.B.P.City- III

Digitally signed by Sushant Arjun
Mitkar
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Building Proposal
City, postalCode=400037,
cn=Maharashtra,
2.5.4.20=49758a34463a5a781b1a2d7c9
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480ca11701a275527890b7663d6a2239d
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**Y P
Junnar
kar**
A.E.B.P.City-II

Digitally signed by Y P
Junnarkar
DN: cn=Y P Junnarkar,
o=MCGM, ou=MCGM,
email=yatinjunnarkar@
gmail.com, c=US
Date: 2017.10.05
19:12:03 +05'30'

**Vivek
Tukaram
Khot**
**Executive Engineer
(Building proposal)
City-III**

Digitally signed by Vivek Tukaram Khot
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Office Of The Chief
Eng BP City, postalCode=400037,
cn=Maharashtra,
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63c17367, cn=Vivek Tukaram Khot
Date: 2017.10.09 14:27:09 +05'30'