

MUNICIPAL CORPORATION OF GREATER MUMBAI**No.EB/6320/E/A** dt-12.1.15

To,
M/s.Basharat & Associates,
Architects,
243/B, Ghojaria Bldg.,
Ground floor,
9 M.A. Road,
Mumbai-400 008

निर्गमित

Sub: Proposed redevelopment of property bearing
C.S. No.1756 of Byculla Division situated at
Maulana Azad Road, "E" Ward, Mumbai.

Ref : Your letter dated 11.09.2014.

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 25.10.2013 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before C.C.
3. That the Regd. Undertaking against misuse of part terrace proposed at 14th floor shall be submitted before asking for 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 work shall be carried out strictly as per approved plan.
9. That the final structural stability certificate shall be submitted before asking for B.C.C.
10. That the N.O.C. from Inspector of Lifts shall be submitted.
11. 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.

12. 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.
13. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting C.C. beyond plinth from the Licensed Structural Engineer.
14. 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.
18. That the registered sale agreement incorporating the following conditions shall be submitted to this office.
 - (l) That the prospective society / end user shall not 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.
 - (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 developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No.18 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.

20. That the HE N.O.C. for U.G. Tank below Shop shall be submitted before asking C.C.
21. That the supervision certificate shall be submitted periodically i.e. every 3 months 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 registered UT shall be submitted stating that
 - (a) The developer shall not raise any objection if the neighbouring plot owner come for development with deficient open space.
 - (b) The condition shall be incorporated in the sale agreement with properties 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,

Pd. Shankar
17/12/14
SE(BP, CV)

18/12/14
A-ECBP, CIV

Executive Engineer,
Building Proposals(City)-II

No.EB6320/E/A dt. 12.1.15

Copy to : 1. The Owner,
M/s.Regent Constructions,
Star Chamber, Ground floor,
Flat No.4A, Motlibai Street, Agripada,
Mumbai-400 011

निर्गमित

- ✓ 2. Designated Officer, Asstt.Eng.(B.&F.) 'E' Ward,
- ✓ 3. A.E.W.W. 'E' Ward,
- ✓ 4. The Collector of Mumbai
- ✓ 5. Chief Officer, M.B.R. & R. Board

Encl: 4 plans

Pd. Shankar
17/12/14
SE(BP, CV)

18/12/14
A-ECBP, CIV

Executive Engineer,
Building Proposals(City)- II

Recived Two copy

Spotting
12/1/2015

Signature