

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**EB/6835/FN/A db 16/7/15**

To,  
M/s P.N. Bhobe & Associates,  
Architects,  
223/A, Ramesh Ghar,  
T.H. Kataria Marg,  
Mahim, Mumbai-400 016.

Ex. Eng. City - Proposal (City) -II  
New Mu. C. S. No.355 B,  
Bhagwan S. Chokk, Vidyajankar Marg,  
Opp. Hanuman Mandir,  
Salt Pan Road, Andheri East, Wadala (East)  
Mumbai - 400 037.

Sub : Redevelopment of Plot No. 160 of Dadar  
Matunga Estate, C.S. No. 152A/10 of Matunga  
Division situated at Sir Bhalchandra Road,  
Matunga, Mumbai - 400 014.

Ref : Your letter dated 2/8/2014.

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 26/8/2013 shall be complied with.
2. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
3. That the revised N.O.C. from Asstt. Commissioner (Estates) shall be submitted before asking for further C.C.
4. That the additional water & sewerage charges shall be paid before asking for further C.C.
5. That the revised C.F.O. NOC shall be submitted before asking for further C.C.
6. That the C.C. shall be got endorsed as per the amended plans.
7. That the work shall be carried out strictly as per approved plans.
8. That the following documents shall be compiled, preserved by owner / developer & concern Architect / License Surveyor 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 the Owner / Architect.
  - a. Ownership documents
  - b. Copies of I.O.D, C.C. subsequent amendment, O.C.C., B.C.C. and Corresponding canvas 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 report.
  - 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.
9. The developer shall submit the registered undertaking and indemnity bond that the conditions mentioned at Sr. no. 8 will be incorporated in the sale agreement and the same will be informed to the prospective society / end user.
10. That the supervision certificate shall be submitted periodically from the Architect/Engineer/Structural Engineer / Supervisor or L.S. as the case may be as per D.C.Regn. 5(3)(ix) regarding satisfactory construction on site.
11. That the Regd. Undertaking for handing over the society office premises to the Society/Association shall be submitted before asking C.C.
12. That the Regd. Undertaking shall be submitted that
- (a) the owner shall not object to the development of neighboring plot which may involve deficiency in open space.
  - (b) the conditions will be incorporated in the sale agreement to the prospective buyers that the building is constructed with deficient open space.

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

Yours faithfully,

- S.J. -

Executive Engineer  
Building Proposal (City)-II

**EB/6835/FN/A dt 16/7/15**

- Copy to : ✓ 1. M/s. Nandivardhan Construction Pvt. LTD,  
201, Angel Paradise, Veer Savarkar Road,,  
Thane (West), - 400 061.
- 2. Designated Officer, Asstt. Eng. (B. & F.) F/North Ward,
  - 3. A.E.W.W. F/North Ward.
  - 4. Dy. A. & C. (City).
  - 5. Asstt. Commissioner (Estates)
  - 6. Chief officer, M.B.R. & R. Board

*[Signature]*  
Executive Engineer  
Building Proposal (City)-II