

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CHE/1086/H/337(NEW)

16 AUG 2016

To,
Shri Satish Palav
Architect
G/5 Ambekar Nagar
Parel
MUMBAI 400 021

Sub:- Amended plan for proposed redevelopment of property
bearing F.P. No.66/5, T.P.S. Santacruz III, Village
Bandra (East) Mumbai 400 055.

Ref: Your letter dated 11.07.2016

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 05.08.2015 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing, designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/East Ward]
- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.

- 16) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 17) That the NOC from A.A. & C., H/East Ward shall be submitted.
- 18) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 19) That all the payments shall be made.
- 20) That the Registered Undertaking shall be submitted as stated in the concession report.
- 21) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 22) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 23) That the C.C. shall be got re-endorsed.
- 24) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
- 25) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/East Ward] shall be submitted before applying for C.C.
- 26) That the work shall be carried out between sunrise and sunset only.
- 27) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
 - c) Copies of Soil Investigation Report.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Lic. Structural Engineer.
 - f) Structural audit reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by Lic. Site Supervisor.
 - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
 - j) NOC and Completion Certificate issued by C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 28) 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 shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.
- 29) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 30) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- 31) That the R.U.T. for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 32) That the sanitary arrangement shall be carried out as per Municipal specifications and drainage layout approved by Ch.Eng.(S.P.) will be submitted before C.C. and completion certificate shall be also submitted from Ch.Eng. (S.P.).
- 33) That the dry and wet garbage shall not be separated and the wet 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 M.C.G.M.. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/Owner."

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

sd/-
Executive Engineer
Building Proposals
(Western Suburbs) "H" Ward

- Copy to ✓ 1] M/s. West Avenue Realtors Pvt. Ltd.
2] Assistant Commissioner, H/East Ward
3] A.E.W.W. H/East Ward
4] D.O. H/East Ward

Forwarded for information please.

16/8/16
E.E.B.P.(W.S.) "H" Ward