

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of Dy.Ch.E.(B.P.)City, Municipal Office Building
Bhagwan Walmiki Chowk, Antop Hill, Wadala (E), Mumbai-400 037.

No. CHE/CTY/0434/GN/337

EB / 6195 / GN / A

To,
Architect

M/s. Unmesh Bholay & Associates
Sanskar Co-Op. Housing Society Ltd.,
N.C. Kelkar Road, Dadar (W),
Mumbai-400 028.

Sub: Proposed redevelopment of building on land bearing
F.P.No.675 & 676 of TPS-III, Mahim division, situated at
Balmia Lane, Wanzewadi, Mahim, Mumbai-400 016.

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 08.10.2015 shall be complied with.
2. That the revised structural design/ calculations/ details/ drawings shall be submitted before extending C.C.
3. That the payments towards following shall be made before asking for C.C.
 - a) Development Charges.
 - b) Premium towards condonation of open space deficiency.
 - c) Extra Water/Sewerage charges at A.E.W.W.'G/North' Ward office.
 - d) Premium towards staircase, lift, lift lobby area.
 - e) Premium towards development cess.
 - f) Premium towards labour welfare cess.
4. That the Registered undertaking against the misuse of part / pocket terrace / stilt / slopping terrace / elevation features / area above surface parking as stack parking / voids/cross beam shall be submitted before endorsing C.C.
5. That the C.C. shall be got endorsed as per the amended plan.
6. That the work shall be carried out strictly as per approved plan.

7. The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
8. That the work shall be carried out between 6.00 a.m. to 10.00 pm., only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.
9. That the N.O.C. from Electric Supply Co. for sub-station shall be submitted before endorsement of C.C.
10. That the registered undertaking from Developer/owner for handing over fitness centre/society office to the society/ association shall be submitted before endorsing of C.C.
11. That letter from M.B.R. & R. Board conforming the exact surplus area to be surrendered to M.B.R. & R. Board along with Agreement for surrendering surplus area shall be submitted before asking further C.C.
12. That the dry & wet waste garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents / occupants of the building jurisdiction of MCGM. The necessary condition in the Sale Agreement to the effect shall be incorporated by the Owner / Developer.
13. That condition to be incorporated in sale agreement of prospective buyers regarding fitness centre for society & registered undertaking to that effect shall be submitted before endorsing of C.C.
14. Registered undertaking of developer/owner "to hand over the excess parking spaces to MCGM free of cost in case full permissible FSI is not consumed" and C.C. will be restricted to RCC frame work only.
15. That the Revised CFO NOC shall be submitted.
16. That all the conditions & directions specified in the order of Hon. Supreme Court dated 15.03.2018 in Dumping Ground case shall be complied with before starting of demolition of existing structures and /or starting any construction work.
17. That adequate safeguards are not employed in consultation with S.W.M. Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
18. That the debris shall not be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016 & requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
19. That final N.O.C. from MHADA/C.F.O. shall be submitted before asking for occupation permission.
20. That the stability certificate from Regd. Structural Engineer for plinth completion/underground water tank slab shall be submitted before asking for C.C./Occupation permission.

21. That the RUT shall be submitted that the Mechanized Stack Parking system/Car Lift shall be equipped with sensor device and proper precautions and safety measures shall be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized Stack Parking system shall be done regularly.
22. That the structural stability of Mechanized stack parking system & registered undertaking in this regard indemnifying M.C.G.M. & its officer against the litigation arising out of hardship to occupants due to mechanized failure shall be submitted.
23. That all the conditions of E.E.(T.&C.) N.O.C. & C.F.O. N.O.C. shall be complied before further C.C.
24. That the NOC from M.B.R. & R. Board for further C.C. shall be submitted.
25. That the traffic attendant shall be appointed to prevent traffic disruption of road traffic in this regard RUT to that effect shall be submitted.

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

Yours faithfully,

Bhoir
Roshan
Bhalchandra
a
S.E.(B.P.)City-XI

Medha
Prabhakar
or Vaidya
A.E.(B.P.)City-VII

HAMAND
NARESH
MEGHSHAM
**Executive Engineer,
Building Proposal (City)-III**

CHE/CTY/0434/GN/337
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C.C. to

1. Owner,
M/s. Mama & Sons
74-B, Wanjewadi Masjid Trust,
1st floor, office No.6, L.J. Road,
Mahim, Mumbai-400 016.
2. Designated Officer, Astt. Eng.(B&F) 'G/North' Ward.
3. A.E.W.W. 'G/North' Ward.
4. Dy.A. & C. City
5. Chief Officer, M.B.R.&R.Board.

Bhoir
Roshan
Bhalchandra
S.E.(B.P.)City-XI

Medha
Prabhakar
or Vaidya
A.E.(B.P.)City-VII

HAMAND
NARESH
MEGHSHAM
**Executive Engineer,
Building Proposal (City)-III**