MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CE/9464/WS/AK/337/2/Amend dated 16.05.2023

To,
UMESH PRAVINCHANDRA BHATT
212 SHIVPLAZA SHOPPING CENTRE, KANDIVALI WEST,
MUMBAI 400067

CC (Owner),
Mr. Devashish Raval Director of Krishang Infra Pvt Ltd CA to Himanshu Mandar CHSL
Krishang Infra Pvt. Ltd.

Office No. 9, Saroj Apartments, 5 V. P. Road, Vile Parle West, Mumbai - 400056

Subject : **Proposed residential building on plot bearing C.T.S. No. 665, Village Vile Parle at Lallubhai Park, Andheri (W), Mumbai..**

Reference : Online submission of plans dated 06.12.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

1) All the objection of this office I.O.D. under even no. CE/9464/WS/AK dated 15/06/2009 shall be applicable and should be complied with
2) That N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.
3) That the debris shall be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
4) That the latest paid bill with receipt from A.A. & C. [K/East Ward] shall be submitted.
5) That the C.C. shall be got endorsed as per the amended plan.
6) That the Structural stability certificate from R.C.C. consultant shall be submitted.
7) That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.
8) That the work-start notice shall be submitted.
9) That all the payments as intimated by various departments of MCGM shall be paid.
10) That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with
11) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
12) That the top most elevation of the building will be certified by Airport Authority of India /GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
13) That payment towards following shall be made before asking for C.C.a) Additional Development Charges.b) Extra Water / Sewerage charges at A.E.W.W. '…….. Ward Office.c) Labour welfare Cess.d) Fungible Premium e) Staircase, lift, lift lobby premium f) Open space deficiency g) Additional development cess
14) That the RUT cum Indemnity bond indemnifying MCGM against any claims, litigation, disputes arising out of change in the area of tenements, surrendering of areas of Non-Cess tenants shall be submitted before endorsement of CC.
15) In this case Architect has claimed excess TDR of 142.72 sq mt, benefit of Road setback of 78.46 sq mt counted once in FSI. And the same are deducted from Additional FSI. Hence, An RUT to be submitted that the developer will not claim the Additional FSI of 142.72 + 78.46 = 221.18 sq mt in future amendments.

Digitally signed by RAJENDRA HILAL PAGAR
Date: 16 May 2023 13:30:24
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb I

Copy to :

1) Assistant Commissioner, K/W Ward
2) A.E.W.W., K/W Ward
3) D.O. K/W Ward
    - Forwarded for information please.