MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CE/8534/WS/AK/337/2/Amend dated 31.03.2023

To,	**CC (Owner),**
YOMESH NARAYAN RAO	**INTEGRATED SPACES LIMITED**
202, Shree Prasad House, Plot No. 517, 35th Road, TPS-III, Off Linking Road, Bandra (West), Mumbai 400050. -	**D WING, KARMA SANKALP, CORNER OF 6TH AND 7TH ROAD OF RAJAWADI, GHATKOPAR EAST, MUMBAI**

Subject : **Proposed redevelopment of the existing building onplot bearing CTS No. 638/1 of village Ambivali, J.P. Road, Andheri (W), Mumbai..**

Reference : Online submission of plans dated 07.12.2022

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/8534/WS/AK dated 27/12/2012 shall be applicable and should be complied with.
2) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
3) That the sanitary arrangement shall be carried out as per Municipal specifications and drainage layout shall be submitted before C.C.
4) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
5) That the remarks/N.O.C. from [i] P.C.O., [ii] S.G. [iii] E.E. (S.W.D.) Zonal or consultant remarks for internal SWD, [iv] H.E. [v] E.E. (Sewerage)P&D [vi] Adani Energy shall be obtained and the requisitions if any shall be complied with before occupation certificate / B.C.C.
6) That “All Dues Clearance Certificate” related to H.E.’s dept. from the concerned A.E.W.W. [K/West Ward] shall be submitted before applying for C.C.
7) That the NOC from A.A. & C. [K/West Ward] shall be submitted.
8) That the development charges as per M.R.T.P. (amendment) Act 1992 and requisite premium as intimated shall be paid before applying for C.C.
9) That all the payments shall be made.
10) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also shall be renewed during the construction work.
11) That the N.O.C. from Collector – M.S.D. for excavation of land shall be submitted.
12) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall be paid before asking for C.C.
13) That the developer will intimate the prospective buyer and existing tenants about deficient open spaces and the clause to that effect shall be incorporated in the Regd. Sale agreement regarding concessions availed for deficiency in open space, inadequate height/size of habitable room, inadequate maneuvering space, inadequate size of vehicles etc. as well as not objecting neighbourhood development with deficiency etc. shall be submitted
14) That the R.U.T. shall be submitted by the developer stating: a) Fungible compensatory FSI for rehabilitation component shall be used for sale component. b) For payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M. c) The difference of payment for additional 50% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C. d) The owner/developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed building in the sale agreement of flats. e) The owner/developer to not to misuse the pocket/part terraces and elevation features etc. f) The owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.

15) That the R.U.T. shall be submitted by the developer stating: g) 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. h) The conditions of E.E.(T&C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures shall be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and is 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. i) Agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra shall be submitted. j) 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, shall be submitted. k) For not misusing the part terrace and area claimed free of F.S.I. shall be submitted. l) For full-time parking assistant/ attendant will be insisted on site under reference, shall be submitted.

16) That the work shall be carried out between 6 a.m. to 10 p.m. 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 Department from time to time shall be duly observed.

17) That the revised Civil Aviation NOC shall be submitted.

18) That the height verification w.r.t. AMSL of completed work shall be done from Adani before FCC. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C. from Adani.

19) That the C.C. re-endorsement shall be done

20) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (civil) No. D23708/2017 dtd. 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structures and/or starting any construction work.

21) That adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.

22) That the construction and demolition waste shall be handled and transported to the designated unloading site as per NOC issued by E.E. (SWM) NOC and comply with the conditions mentioned in the said NOC and as per the Hon’ble Supreme Court directives dated 15.03.2018.

23) That the B.G. submitted as per Hon’ble Supreme Court directives shall be revalidated timely & submitted to this office.

24) That the Indemnity Bond for compliance of I.O.D. conditions shall be submitted.

25) 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.

26) That the project proponent/Architect/L.S. shall ensure that the free fungible compensatory area claimed along with existing area against individual rehab tenant shall not be alloted to respective tenants as per agreement and plans and the Indemnity bond indemnifying MCGM officers against the claims, litigation, disputes if any arises on account of allotment of fungible area shall not be submitted.

27) That the builder developer shall keep record (at construction site) of C & D waste generated, transported and unloaded at designated unloading site. The builder/developer shall submit record monthly on MCGM Auto DCR system.

28) Any breach of condition regarding debris disposal will entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately.

29) This amended plans are issued without prejudice to Legal matters pending in Court of Law if any.

Digitally signed by Vijay Shankarrao Tawde
Date: 31 Mar 2023 15:13:54
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.