

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Dy.Ch.Eng.(Bldg.Prop) – W. S/II, 2nd Floor 'C' Wing, Municipal Office Bldg, 90 Road, Near
Sanskriti Complex, Thakur Complex, Kandivali (East), Mumbai – 400 101

CHE/A-4042/BP(WS)/AR

To, Licensed Surveyor Shri. Uday Dhawan. B/2/201 B, Jambo Darshan, DSK Marg, Koldongri, Andheri (East), Mumbai -400 069.	To, Owner / Developer M/s. Aniline Construction Company Pvt. Ltd. D. B. House, Gen. A. K. Vaidya Marg, Goregaon (E), Mumbai- 400 063.
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Sub : Proposed building on plot bearing CTS no. 3113 D of village Dahisar, Off. Western Express Highway, Dahisar East.

Ref : Your online request in AutoDCR system.

Gentleman,

In continuation to earlier Development permission granted dated 05.11.2018 and revised Hon'ble M.C approval for Municipal office building as per Reg.17 of DCPR 2034 dated 01.03.2020, I have by direction to inform you that your request to allow revised development permission on plot bearing CTS no. 3113 D of village Dahisar, Off Western Express Highway, Dahisar east has been considered favourably subject to the following terms and conditions:-

1. That the development of the land under reference shall be in accordance with provisions of sanctioned DCPR-2034 & all the building plans shall be got approved from this office. This office shall scrutinize the proposal separately regarding the open spaces, parking, ownership etc. and the applicability of other provisions of DCPR-2034.
2. That the sub-divided plots shall be duly got demarcated by the City Survey Officer/D.I.L.R. and the applications for the necessary changes in the record of rights and P.R.C. shall be made and a copy thereof shall be submitted to MCGM for record.
3. That while carrying out the development on the land under reference, a board shall be displayed on the site indicating the proposed development for provisions of public purpose of Municipal office building along with other development.
4. That the owner will not serve purchase notice on MCGM for acquisition of land under above said reservations.
5. That the proposal for amalgamation/sub-division and layout shall be got approved from this office and development shall be carried out as per the Registered terms and conditions of the approved layout.
6. That the proposed regular line shall be got demarcated at site jointly with the A.E. Survey/ Executive Engineer/ Development Plan/ E.E.T & C/ District Inspector of land records/ City Survey Officer..
7. That the Owner shall hand over the land if affected by R.L / D.P road free of cost to MCGM in lieu of TDR / FSI and transfer the same in the name of MCGM prior to requesting O.C.C to proposed sale building.
8. That the work of construction shall be completed within a period of (02) two years of the date of issue of this letter. However, Dy.Ch.E (B.P.) may for valid reasons extend the time period from time to time.

9. The owner shall handover MCGM 40 % of land i.e 2199.10 sq.mt. and 50 % of BUA + fungible i.e 3711.09 sq.mt by constructing the Municipal Office Building free of costs , thereafter the owner will be entitled to have full permissible FSI of the plot without taking into account the area so handed over to MCGM.
10. That the Owner will be entitled to full permissible FSI of the plot as per Regulation 17(1) of DCPR 2034, without taking into account the area utilized for the public purpose of Municipal office to be handed over to Municipal Corporation, free of charge, as per the Development Control and Promotion Regulations, 2034.
11. As per regulation no. 17 (2) Note No. 20 (viii) (a) of DCPR 2034 if the developed reservation of Municipal office is transferred in the name of MCGM within 5 years hereof, then additional built-up area equal to area of plot transferred to MCGM shall be permissible over and above the permissible FSI as per regulation No. 30 (A) of DCPR 2034.
12. Further, the BUA for construction of Staircase/Lift/Lift lobbies etc. for Built-up Amenity under AR, free of FSI as per regulation No. 31(1) of DCPR-2034 shall be without charging premium and shall also not be computed in requisite Built-up area to be handed over to MCGM as amenity under AR.
13. That the I.O.D and Commencement Certificate will be given in phases. In the first phase, the area of built up amenity shall be counted in FSI and the I.O.D & C.C will be issued accordingly for the permissible FSI. In the 2nd phase, after the entire completion of construction of built up amenity under reference, subject to various terms and conditions as may be stipulated by the Municipal Commissioner and as per the Agreement executed and after handing over of said built up amenity to MCGM, the area of said built up amenity shall be allowed free of FSI by approving the amended plans.
14. Commencement Certificate in respect of "BUA in lieu of the Cost of construction of the said built-up amenity handed over to MCGM under AR" shall be granted only after handing over of such built up amenity.
15. That the owner / developer shall provide adequate parking spaces required as per DCPR 2034.
16. That the Municipal office building shall be constructed as per the plans and general specification that may be approved by this office in consultation with the user Department / Dy. M.A.
17. That the owner/developer shall provide separate independent water supply lines, drainage & sewerage disposal lines and separate electricity connection with fittings, meter etc. for the built accommodation to be handed over to MCGM.
18. That the owner/developer shall also provide separate underground and overhead water storage tanks with pumping arrangement for the exclusive use & the same shall be got approved from the concerned department.
19. That Owner will execute separate Agreement / Deed of Transfer at the cost of the Owners including costs for stamping and registration thereof transferring the ownership of the amenity plot and the built up amenity along with the independent facilities provided for the amenity plot as well as the built up amenity in favour of MCGM for the exclusive use of the MCGM free of cost and free of encumbrances before requesting for Occupation Certificate to the amenity building.
20. That the Bank Guarantee for amount equal to 5% of the Cost of Construction as per ASR for built-up accommodation area shall be deposited with this office before C.C. alongwith draft of agreement and Deed of Transfer of built up amenity to be executed with MCGM. The said Bank Guarantee will be released only after the

satisfactory completion and handing over of accommodation reservation to MCGM. For one year defect liability period, 10% of above Bank Gaurantee i.e any defect in the built-up accommodation notified within one year from the date of handing over the possession, will be rectified by the owner/developer at his risk and cost and for faithful compliance of these requirements.

21. A mutation entry of built up amenity of Municipal Office building and the land of Municipal Office handed over to MCGM shall be taken in property register card as amenity area in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of the building/buildings beyond 75% of permissible BUA as per zonal basic FSI or granting Occupation certificate to any of the buildings, other than built up amenity whichever is earlier.
22. The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.
23. That this permission is based on documents submitted by owner / architect & subsequently, if the said documents are found to be fake / fraudulent, this permission shall stand revoked / cancelled.
24. That the owner/developer shall submit Registered Undertaking for faithful compliance of all the conditions laid down hereinabove.

Yours faithfully,

S.E.B.P R/N

A.E.(B.P.)R/N

E.E.(B.P.) W.S. 'R'