



MUNICIPAL CORPORATION OF GRATER MUMBAI
CHE/WS/0653/K/W/337(NEW)

To,
Shri Atul Gulati
Architect,
Gala No. 18,
United Industrial House Premises Co-op. Soc. Ltd.
Vakola, Santacruz (E),
Mumbai - 400055

Sub: Proposed redevelopment of residential bldg. on property bearing F. P. No. 71, TPS Andheri – VI, at Andheri (West), Mumbai- 58.

Ref: Your Online Application.

Gentleman,

There is no objection to carrying out the work as per amended plans submitted by you 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 19.12.2011 shall be applicable and should be complied with.
- 2) 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.
- 3) 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.
- 4) That the letter box shall be provided at the ground floor for all the tenements.
- 5) That the owner/developer shall not hand over the possession to the prospective buyers or existing flat owners before obtaining occupation permission.
- 6) 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.

- 7) 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.
- 8) 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.
- 9) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 10) That the condition of revised bye-law 4[c] shall be complied with.
- 11) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 12) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 13) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 14) That all the payments shall be made.
- 15) That the C.C. shall be got re-endorsed.
- 16) That the work shall be carried out between 6.00 a.m. to 10.00 p.m. only.
- 17) That the RUT and Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lie. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - a) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans,
 - b) Copies of Soil Investigation Report,
 - c) RCC details and canvas mounted structural drawings
 - d) Structural Stability Certificate from Lic. Structural Engineer.
 - e) Structural audit reports.
 - f) All details of repairs carried out in the buildings.
 - g) Supervision certificate issued by Lic, Site Supervisor.
 - h) Building Completion Certificate issued by Lie, Surveyor / Architect.
 - i) NOC and Completion Certificate issued by C.F.O.
 - j) 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 the developer. The end

user / prospective society shall preserve and maintain the above said documents / plans and subsequent periodical structural audit reports and repair history. Further, the end laser / 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 be submitted to this office.

- 18) That the dry and wet 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 in the jurisdiction of M.C.G.M., this necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 19) That the verification of AMSL 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.
- 20) 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.
- 21) 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.
- 22) That the NOC from MOEF shall be submitted .

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

Yours faithfully,

**Kunal
Anil
Vaidya**
SE(B.P)WS/KW-2

Digitally signed by Kunal Anil Vaidya
DN: c=IN, o=Municipal Corporation Of
Greater Mumbai, ou=Building
Proposal, postalCode=400050,
st=Maharashtra,
2.5.4.20=78479c07cd808be3eb4ac183
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7944360,
serialNumber=289ca90814619b3360
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Vaidya
Date: 2017.06.15 20:31:27 +05'30'

**Kiran
Damodar
Bari**
A.E(B.P)WS/KW

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Greater Mumbai, ou=Office Of The
Dy.Ch Engineer(BPWS-1),
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Date: 2017.06.19 13:05:13 +05'30'

**Prakash
Rajaram
Rasal**
E.E(B.P)WS/K

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Greater Mumbai, ou=Building Proposal,
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44163cad1, cn=Prakash Rajaram Rasal
Date: 2017.06.20 15:53:30 +05'30'

- Copy to:
- 1] M/S Kalpak Property Venture LLP C.A. to Yashodhan Bank of India C.H.S. Ltd.
 - 2] Assistant Commissioner, K/West Ward
 - 3] A.E.W.W. K/West Ward
 - 4] D.O. K/West Ward