



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CE/1193/BPES/AS/337/9/Amend dated 01.08.2019

To,
MANOJ VALJIBHAI DAISARIA
801 Skyline Epitome, Kirol Road,
Near Jolly Gymkhana,

CC (Owner),
Bahupriya Properties Pvt. Ltd.)
C-104, Prashant Apartments, Opp. IIT
Main gate, Powai, Mumbai-76

Vidyavihar West, Mumbai - 400086

Subject : Proposed Residential Building No.2 on plot bearing CTS No.101 of Village Tirandaz, Powai, Taluka Kurla, Dist. Mumbai, M.S.D..

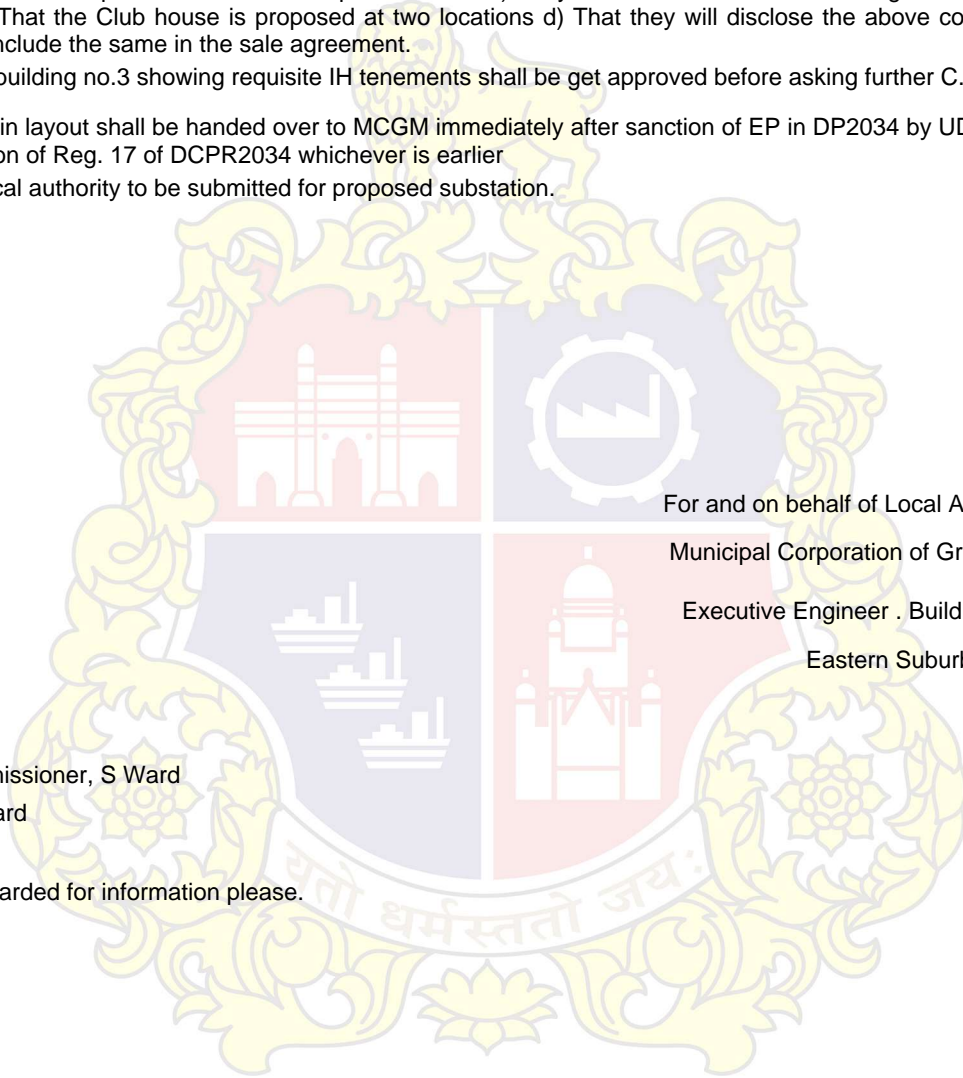
Reference : Online submission of plans dated 13.08.2019

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) That the R.C.C. designs & calculations as per the amended plans should be submitted through the registered Structural Engineer before starting the work.
- 2) That the requisite fees, deposits, development charges etc. shall be paid.
- 3) That C.C. shall be got endorsed as per amended plans.
- 4) That the remarks from A. E. (W.W.), S Ward shall be submitted.
- 5) That the remark from AA and C 'S' Ward shall be submitted.
- 6) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 7) That the dry wet garbage shall not 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. The necessary condition in Sale Agreement to that effect shall not be incorporated by Developer/Owner.
- 8) That the work shall be carried out between 6.00am to 10.00p.m. only.
- 9) That all the conditions and directions specified in the order of Hon'ble supreme court dtd 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and / or starting any construction work.
- 10) That the payment as per schedule of instalment granted as per Dy. Ch.E. (B.P.)'s approval dated 03.02.2018 & 22.02.2019 shall be made. C.C. shall be restricted to 15% of BUA for which instalment is availed.
- 11) That the conditions mentioned in this office Intimation of Disapproval under even no.CE/1193/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016, 23/03/2017, 30/11/2017, 20/02/2018 and 26/02/2019 shall be complied with.
- 12) That the minimum 50% LOS shall be provided on mother earth with dense MIYAWAKI pattern plantation as per approval conditions.
- 13) That the Waste water shall be treated in STP and shall be used for toilet flushing.
- 14) That ownership of the club-house & other appurtenant users shall vest by provision in a deed of conveyance on account of whose cumulative holdings vests i.e Society/ association of societies or Federation of Societies. The balance R.G. required to be kept as R.G. shall be kept open for its intended purpose.
- 15) That the structure of club-house shall be used only for recreation activities and not for any other purpose.
- 16) That the owner/owners/federation of societies shall submit a registered undertaking agreeing to the conditions in (a) to (d) of D.C.R. 27(1) (g) of DCPR_ 2034.
- 17) That the registered undertaking shall be submitted to form registered Co-op. Society/ federation before submitting occupation for the structure u/ref.

- 18) That CC equivalent to DP road benefit will be restricted till handing over of same to MCGM.
- 19) Sub plot A1 to be handed over to MCGM as per approved time line by Hon. MC or revised time line to be got approved
- 20) That the registered undertaking agreeing to hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E./DP/TAC-01/20279/ Gen dated 20-10-2014 shall be submitted
- 21) That the NOC from MOEF / NWLB for Flamingo protection point of view shall be submitted.
- 22) Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Colour coded Zonal mapping (CCZM)
- 23) That it is mandatory to utilise Rain water harvesting water and waste water treated in STP, for toilet flushing.
- 24) That the condition regarding Miyawaki Pattern Dense forest, Rain water Harvesting & STP treated water for toilet flushing and club house provided at two locations shall be part of the disclosure in sale agreement.
- 25) That the suitable Registered undertaking from Owner stating that a) they will provide at least 50% area of R.G. (i.e. adm 1395.04 sq m) on ground floor with dense plantation MIYAWAKI pattern forest b) They will utilise rainwater harvesting water and STP treated water for toilet flushing. c) That the Club house is proposed at two locations d) That they will disclose the above conditions to the prospective buyers and also include the same in the sale agreement.
- 26) Revised plans of building no.3 showing requisite IH tenements shall be get approved before asking further C.C.
- 27) Reservations within layout shall be handed over to MCGM immediately after sanction of EP in DP2034 by UD or before claiming benefit as per the provision of Reg. 17 of DCPR2034 whichever is earlier
- 28) NOC from Electrical authority to be submitted for proposed substation.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.