

MUNICIPAL CORPORATION OF GREATER MUMBAI
CHE/ WS/0252/K/(337)/ NEW.

To,
M/s.Spaceage Consultants,
Shop No.15, b-106, Natraj Bldg.,
Sristi Complex, Mulund Link Rd.,
Mulund (W), Mumbai-400 080.

Sub: Proposed building on plot bearing C.T.S. No.345A/1
to 345A/3 and 345A/5 to 345A/7 of village Marol
at Andheri (E) in K/East Ward, Mumbai 400 059.

Ref : Your online request for Amended Plans approval
Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference 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 16.10.2010 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) 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.
- 4) 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.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) 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.
- 9) 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.
- 10) That the R.C.C. framed structures, the external walls shall 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.

- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the RUT shall be submitted by the developer 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.
- 13) That the condition of revised bye-law 4[c] shall be complied with.
- 14) That the NOC from A.A. & C., K/East Ward shall be submitted.
- 15) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 16) That all the payments shall be made.
- 17) 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.
- 18) That the C.C. shall be got re-endorsed.
- 19) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall be submitted before applying for C.C.
- 20) That the work shall be carried out between sunrise and sunset only.
- 21) That the revised N.O.C. from H.E. shall be submitted.
- 22) That the verification of AMSL of completed work shall be done before F.C.C. from GVK. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- 23) That the dry and wet garbage shall be separate 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 the Developer / Owner.
- 24) That the construction work shall be carried out between 6.00 am to 10.00 pm. only (as per circular no. CHE/DP/7749/Gen dtd. 07.06.2016.
- 25) Public Parking Lot and reservations shall be handed over to MCGM as per Policy. One set of plans in token of approval is enclose herewith

Yours faithfully,

<p>Athare Dipak Suresh Rao</p> <p><small>Digitally signed by Athare Dipak Suresh Rao Date: 2017.07.05 19:31:05 -07'00'</small></p>	<p>Sanjay Uttamrao Borse</p> <p><small>Digitally signed by Sanjay Uttamrao Borse DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400081, st=Maharashtra, 2.5.4.20=38c527fd6dae6fed964a7e686a7f2da9ea6a0ca95532f7700ba890b3a665c61d, serialNumber=292075e70c4e8cbe5fa6e4eb6a8a05ac55b8953b9ef39868e94da8b87dbb3ef, cn=Sanjay Uttamrao Borse Date: 2017.07.14 12:51:01 +05'30'</small></p>	<p>Prakash Rajaram Rasal</p> <p><small>Digitally signed by Prakash Rajaram Rasal DN: c=IN, o=Municipal Corporation of Greater Mumbai, ou=Building Proposal, postalCode=400001, st=Maharashtra, 2.5.4.20=4dd88b645eb68c9ba3596daa1f26576b2064701191c053614d3e4a85e60197865, serialNumber=bcdd79d619cfd9599b673b9c0ff942e547a856c50c073dc6a6a97a8944163cad1, cn=Prakash Rajaram Rasal Date: 2017.07.15 13:07:23 +05'30'</small></p>
<p>S.E.B.P. 'K/EC'</p>	<p>A.E.B.P. 'K/East'</p>	<p>Ex.Engineer (BP)K ward</p>

(This letter is Digitally Signed & Physical Sign is not required)

Copy to : 1] M/s. Neepa Real Estate Pvt. Ltd.
2] Assistant Commissioner, K/East Ward
3] A.E.W.W. K/East Ward
4] D.O. [K/East Ward].

Forwarded for information please.

E.E.B.P.(W.S.) K Ward