

ISSUE LETTER OF AMENDED PLAN

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/283/BP(WS)/Govt./AP

To,
Architect,
Shri Chandan Kelekar
Owner,
Mumbai Housing & Area Development Authority.

Sub: Proposed Resi. Bldg. on Sub. Plot No.R-8 in Redevelopment of Goregaon Siddharth Nagar Sahakari Hsg. Soc. Ltd. bearing C.T.S.No.18A/1, 18A/2, 22A/1 to 22A/6, 22A/7-A, 22A/7-B, 22A/8-A, 22A/8-B, 22A/9, 22A/10, 22A/11-A, 22A/11-B, 22A/12 to 22A/15 of Village Goregaon & 260/1, 260/2, 260/3A, 260/3B,260/4, 260/5A, 260/5B, 260/6, 260/7A, 260/7B, 260/8, 260/9A, 260/9B, 260/10 to 260/19 Village Pahadi Goregaon at Goregaon (west) Mumbai

Ref: Your application dtd.09.02.2017

Sir,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

1. That all the conditions of IOD under even number CHE/283/BP (WS)/Govt./AP dated 15.06.2009 shall be complied with.
2. That all the changes proposed shall be shown on the final plans to be submitted at the time of Building Completion Certificate.
3. That the revised R.C.C. design and calculation shall be submitted.
4. That the Revised Drainage approval shall be obtained before C.C.
5. That all payments shall be paid before C.C.
6. That the revised NOC from H.E. shall be submitted before C.C.
7. 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 MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.
8. That the revised NOC from E.E.T&C. shall be submitted before C.C.
9. That the registered undertaking will be submitted stating that the space for Fitness Center 1 & 2 shall not be misused till the formation of registered Co-op. Hsg. Society
10. That the owner/developer and concerned Architect shall compile and preserve the following documents.
 - a) Ownership documents.

- b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
- c) Copies of Soil investigation reports.
- d) RCC details and canvas mounted structural drawings.
- e) Structural Stability Certificate from Licensed Structural Engineer.
- f) Structural Audit Reports.
- g) All details of repairs carried out in the buildings.
- h) Supervision certificate issued by the Licensed Site Supervisor.
- i) Building Completion Certificate issued by Licensed Surveyor / Architect.
- j) NOC and completion certificate issued by the C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate. The prospective society / end user shall preserve and maintain the above said documents / plans and shall also preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreement so that the end user / prospective society will take over the above said documents from the Developer. End user / prospective society shall carry out necessary repairs / structural audit/fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposals)".

11. That the Temple shall be got regularized by obtaining NOC from Home Dept of GOM.

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Yours Faithfully,

Girish Bhimrao Nikam

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Executive Engineer Bldg. Prop.(W.S.)

'P' Ward

Copy to

- 1. Owner-MHADA
- 2. Asst Commissioner 'P/South' Ward
- 3. A. E. W.W.'P/South' Ward

Girish Bhimrao Nikam

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