



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/3092/S/337(NEW)/337/4/Amend dated 18.03.2021

To,
SUNIL GAJANAN AMBRE\$\$
Aban House,Ground Floor,25/31,
Shri Sai Baba Marg,Behind Rythem
House,Kalaghoda,Fort

CC (Owner),
EVIE REAL ESTATE PRIVATE
LIMITED
Runwal & Omkar Esquare, 4th floor,
Opp.Sion-Chunabhatti Signal, Off
Eastern Exp. Highway, Sion(E),
Mumbai.

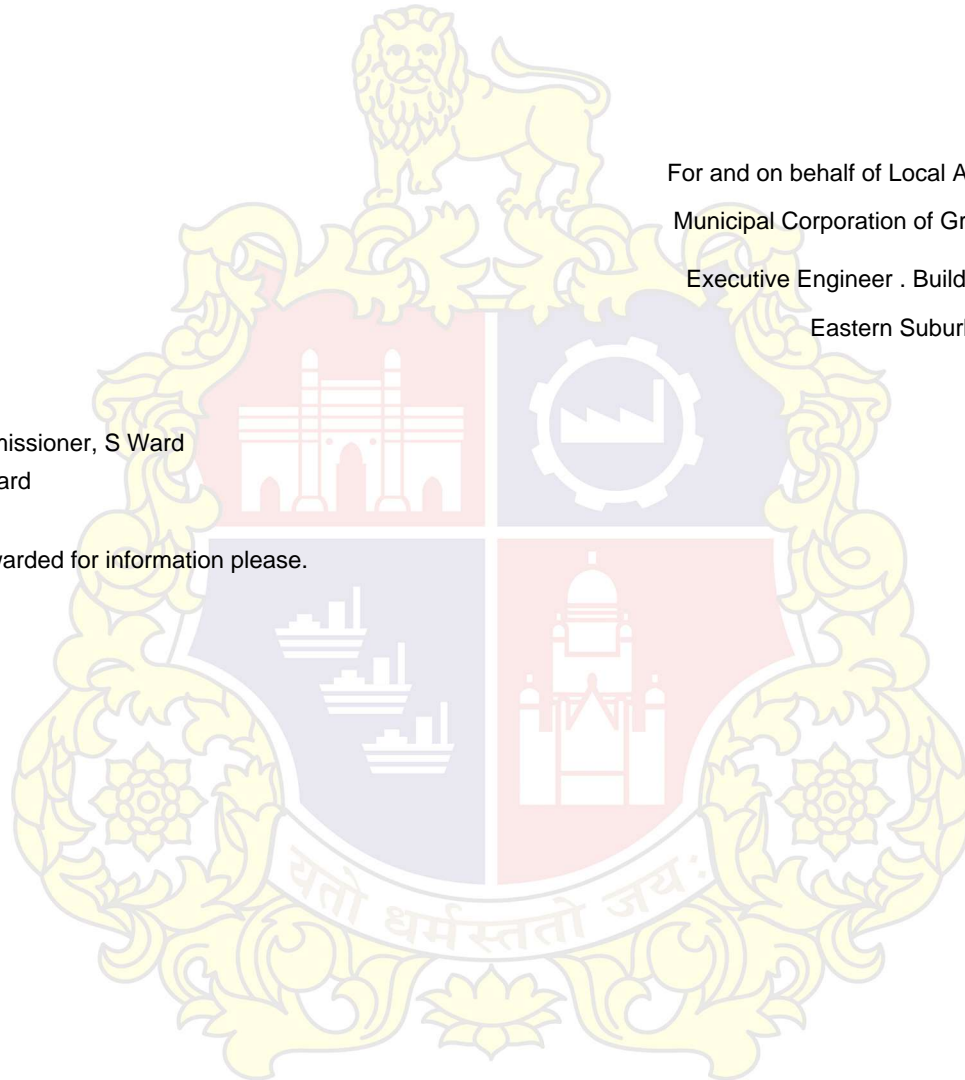
Subject : Proposed Development of Residential building no 2 (i.e.wing I ,J & K, on plot bearing C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 of village Kanjur, Kanjurmarg (East), Mumbai.

Reference : Online submission of plans dated 06.01.2021

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 all requisite fees, deposits, development charges etc. shall be paid.
- 2) That the C.C. shall be endorsed before starting further work.
- 3) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 4) That the revised Drainage approval shall be submitted.
- 5) That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 6) 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 residents/occupants of the building in the jurisdiction of M.C.G.M . The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 7) That the C.C. equivalent to 10 % of approved Built Up Area for which installment facility is obtained, shall be restricted.
- 8) That the quarterly progress report of Architect shall be submitted.
- 9) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 10) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payments on schedule date, before endorsement of CC.
- 11) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 12) That the project proponent shall also submit Indemnity bond indemnifying MCGM / MCGM staff against the any claims, litigation, disputes, RERA compliances etc. regarding the installment payment facility availed by them , before endorsement of CC.
- 13) That the CC equivalent to Inclusive Housing in the layout to be restricted till compliance of Regulation 15, note 2 of DCPR2034.
- 14) That the Structural Stability Certificate along with structural completion drawings shall be submitted
- 15) That the 2 times road set back area will not be utilized, till it's final possession handover remarks received from EEDP(ES) office

- 16) That the amended layout will be get approved before applying any further approval
- 17) That the revised MOEF NOC shall be submitted.
- 18) That the High Rise Committee NOC shall be submitted.
- 19) That the NOC of Electric Supply Co. shall be submitted
- 20) That RUT shall be submitted stating that existing internal road 18.30m is having full rights and there is no third party rights for access of said internal road which is proposed to be deleted and indemnifying MCGM from any disputes arrised in future.
- 21) That the C.C. of TDR area equivalent to 2 times of Reg. 14 (A) & 14 (B) area shall be released after handing over the same to MCGM as per sanction of Hon. M.C. dated 13.12.2020.



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.