

EB/3429/GN/A

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**NO. EB/3429/GN/A**

To,  
M/s. Spaceage Consultants,  
Architect,  
Shop No.15, B-106, C-108, C-109  
Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (West), Mumbai 400 080.

Ex. Eng. Bldg. Proposal (City) III  
New Municipal Building, C. S. No.355 B,  
Bhagwan Walmiki Chowk, Vidyalekar Marg,  
Opp. Hanuman Mandir,  
Salt Pan Road, Antophill, Wadala (East),  
Mumbai - 400 037.

Sub : Proposed redevelopment on plot bearing F.P.No.1211  
of T.P.S.IV Mahim Division at Yadav Patil Marg, Off.  
Veer Savarkar Marg, Prabhadevi, Mumbai-400 025,  
G/North Ward.

Ref : Your letter dated 13.10.2015.

Sir,

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

1. That all the conditions of I.O.D. under even No. dated 2.6.2015 shall be complied with.
2. That the builder / developer / owner shall prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall be got approved before demolition of existing building or commencing any construction activity.
3. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
4. That payments towards following shall be made before asking for C.C.
  - a. Development charges :
  - b. Premium towards condonation of open space deficiency
  - c. Premium towards staircase, lift, lift lobby area
5. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
6. That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
7. That the additional water & sewerage charges shall be paid before endorsing C.C.

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9. That the cc shall be got endorsed as per the amended plan.

10. That the work shall be carried out strictly as per approved plan.

11. That the final structural stability certificate shall be submitted before asking for B.C.C.

12. That the N.O.C. from Inspector of Lifts shall be submitted.

13. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. shall be provided.

14. That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field shall be made in the satisfaction of Municipal Commissioner shall be provided.

15. That the N.O.C. from High Rise Committee for high rise building beyond 70.M. shall be submitted.

16. That the feasibility of providing the basement from Geologist on the plot under reference shall be submitted.

17. That the Excavation work for basements shall be strictly carried out under guidance & supervision of Geotechnical consultant & certificate to that effect shall be submitted.

18. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.

19. That the following documents shall be compiled, preserved and 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 by M.C.G.M.

- (a) Ownership documents;
- (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
- (c) Copies of soil investigation reports.
- (d) R.C.C. details and canvass 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.

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20. That the registered sale agreement incorporating the following conditions shall be submitted to this office.
- (l) That the prospective society / end user shall not preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repair history, similarly to check & to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
- (a) Ownership documents;
  - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
  - (c) Copies of soil investigation reports.
  - (d) R.C.C. details and canvass 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.
21. That the developer shall submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No.20 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.
22. That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.
23. That the Regd. Undertaking for handing over the Society office premises to Society/Association shall be submitted before C.C.
24. That the Regd. Undertaking shall be submitted for the faithful compliance of conditions 'a' to 'd' of Clause (g) (ii) of Sub regulation of 23 (1).
25. That the parking spaces for EWS Wing are specifically earmarked on the plan.
26. That the N.O.C. from Ch. Eng. (M&E) shall be submitted for adequate light and ventilation of basement before asking for C.C.
27. That the Regd. Undertaking for not misusing service floor shall be submitted before C.C.
28. That the Regd. Undertaking for excess parking shall be handed over to M.C.G.M.
29. That the N.O.C. from M.O.E.F. shall be submitted before issue of C.C. beyond 20,000 Sq.Mt.
30. That the separate P.R. Card for M.C.G.M. and MHADA (i.e. plot 'A', 'B', 'C' and balance plot) shall be submitted before O.C.
31. That the MHADA share of open land admeasuring approx. area 1001.58 Sq.Mt. shall be handed over to MHADA.

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33. That the D.P. reservation of R.G. area (plot 'A') admeasuring area 1350.00 Sq.Mt. shall be handed over to M.C.G.M.
34. That the Regd. Undertaking shall be submitted for the faithful compliance of all the conditions of C.F.O. N.O.C.
35. That the registered UT shall be submitted that  
(a) The condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
36. That the Registered undertaking that clause shall be incorporated in safe agreement / supportive agreement so as to make aware the prospective buyer / existing member about the deficient maneuvering space / deficient width of drive way shall not be submitted.
37. That the N.O.C. from Electric Co. for sub station shall be submitted before asking for C.C.
38. That the revised N.O.C. from Civil Aviation shall be submitted before asking C.C. beyond approved height.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

*sd/*  
for Executive Engineer,  
Building Proposals(City)-III

NO. EB/3429/GN/A dt 21/11/15

Copy to : 1. The Owner,  
✓ M/s. Hoary Realty Ltd.  
Hindustan Mill Compound,  
Kashinath Dhuri Marg, Patilwadi,  
Opp. Veer Savarkar Road, Prabhadevi,  
Mumbai 400 025..

2. Designated Officer, Asstt.Eng.(B.&F.) G/N Ward,  
3. A.E.W.W. G/N Ward,  
4. Dy.A.& C. City  
5. The Collector of Mumbai  
6. Chief Officer, M.B.R.& R. Board

*sd/*  
for Executive Engineer,  
Building Proposals(City)-III