



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**Amended Plan Approval Letter**

File No. CHE/ES/1573/S/337(NEW)/337/3/Amend dated 23.02.2021

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| <b>To,</b><br><b>HARI JASSUMAL THAKUR\$\$</b><br><b>2nd FLOOR SRISHTI HOUSE</b><br><b>N.S.B.ROAD MULUND(W)</b> | <b>CC (Owner),</b><br><b>Krishna Enterprise</b><br><b>1st Floor, Srishti House, N.S.B.</b><br><b>Road, Mulund(W)-400080</b> |
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**Subject :** Proposed building on plot bearing CTS no. 303 D, Village, Bhandup (W), Mumbai - 78..

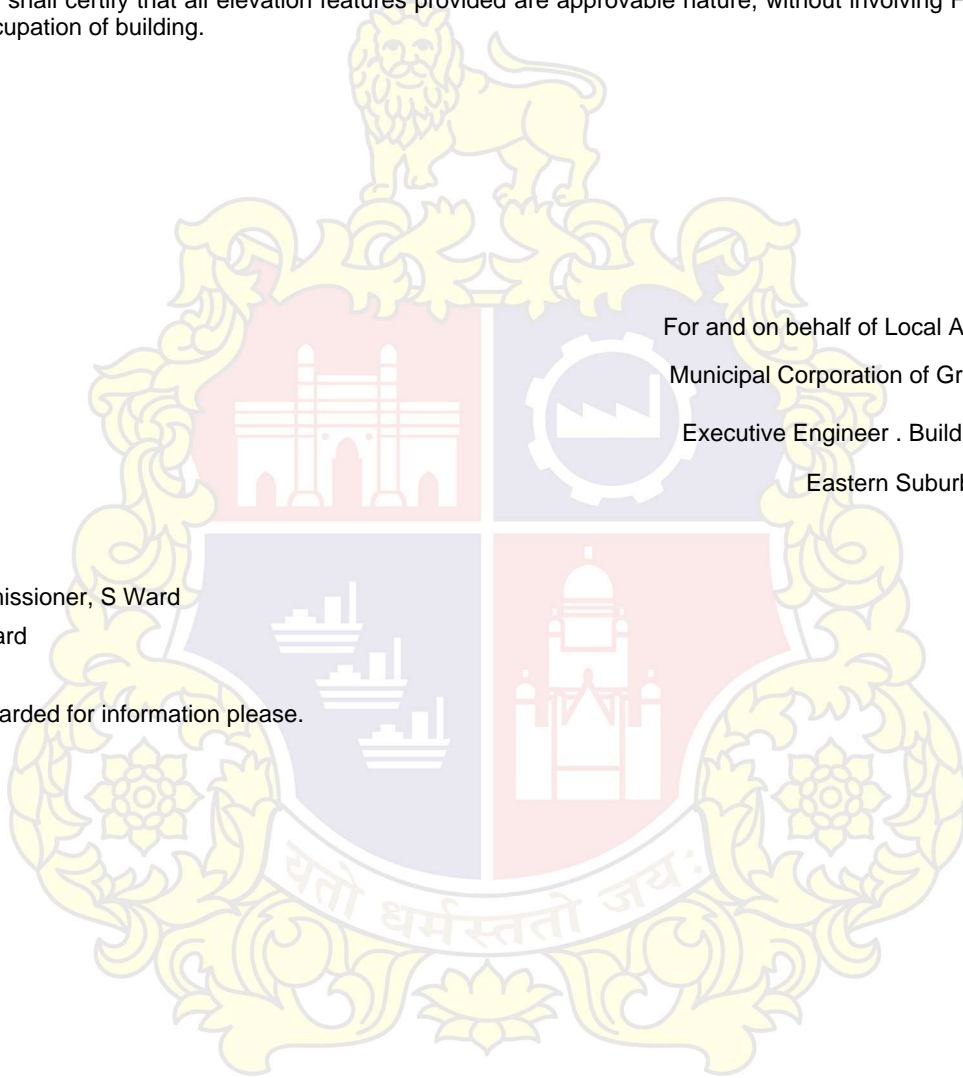
**Reference :** Online submission of plans dated 23.07.2020

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 the conditions of IOD under even number dated 02.12.2016 shall be complied with.
- 2) That the revised R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos shall be submitted through the registered structural engineer.
- 3) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C.
- 4) That the C.C shall be got endorsed before starting further work.
- 5) That the extra water & sewerage charges shall be paid to A.E. Water works "S" ward.
- 6) That the latest paid bill from A.A. & C (S Ward) shall be submitted.
- 7) That the PCO charges shall be paid to PCO 'S' ward time to time.
- 8) That the Valid Janata Insurance Policy shall be submitted.
- 9) That the payment as per schedule of instalment, if availed, shall be
- 10) That the work shall be carried out in accordance with I to R permission granted.
- 11) 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 shall be submitted.
- 12) Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Colour coded Zonal mapping
- 13) That the remarks from MOEF for proposed development beyond 20000 sq m shall be obtained & submitted to this office before requesting CC.
- 14) 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.
- 15) That the compliances of all layout terms & conditions shall be submitted before OCC.
- 16) That 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 M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
- 17) That all the guidelines prescribed by Supreme Court in dumping ground case shall be complied with.
- 18) That the strip of 1.50 m adjacent to the 6.00 m wide existing road shall be kept permanently open, unbuilt & shall be handed over to MCGM as & when requested following due process of law.

- 19) That the AOS as per Dp 2034 shall be handed over to MCGM as & when requested or after sanction of EP in DP 2034; whichever is earlier.
- 20) That the RUT shall be submitted stating that FSI benefit beyond 2.0 shall not be claimed as per approved concessions till development of DP road to atleast 9 m width and also stating that they will not claim FSI beyond 2.18 in future.
- 21) That the Setback area FSI shall be claimed after handing over the same to MCGM.
- 22) That the FSI beyond 2.00 shall be claimed after receipt of AE maint remarks for MCGM road is widened to more than 9.00m.
- 23) That the RUT submitted towards obligations imposed in Govt directives dtd 14.01.2021 for reduction in prmeium & any upcoming directives/ policies in the matter shall be abided on developer.
- 24) That the stamp duty waiver to be given to prospective buyers of the flats approved as per this amended plan as decalred by developer and as listed in the table given in sheet no 1 of the amended plans, shall be responsibility of developer & they shall indemnify MCGM and its staff from any legal issue may arise in future in this respect and litigation in the said matter will not be responsibility of MCGM.
- 25) That the benefit of Road setback shall be claimed after handing over the same to MCGM
- 26) That the Architect shall certify that all elevation features provided are approvable nature, without involving FSI as per prevailing policy, before asking Occupation of building.



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.