



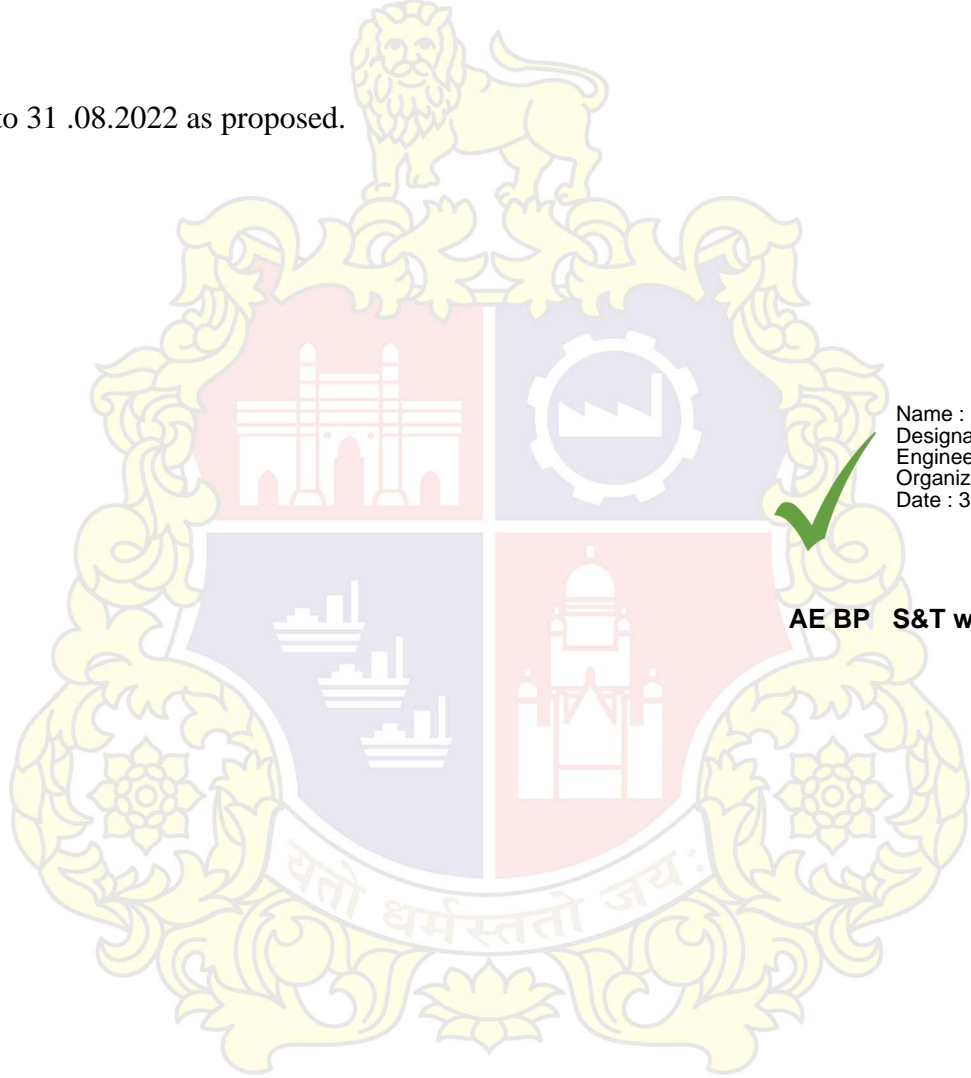
MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CE/1090/BPES/AS- Amend(1)	Ward Name :	S Ward
Zone Name :	Eastern Suburb	Inward Date :	10 Mar 2017
Architect/LE/SE Name :	SHASHIKANT LAXMAN JADHAV	Issued On :	31 Jan 2022

Authority Remark:

C.C. is revalidated upto 31 .08.2022 as proposed.



Name : Nitin Vasantao Patil
Designation : Assistant
Engineer (BP)
Organization : Personal
Date : 31-Jan-2022 15: 55:36

AE BP S&T ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CE/1090/BPES/AS/337/4/Amend dated 21.01.2022

To,
SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND
(W)

CC (Owner),
RAJESH ESTATES & NIRMAN
PRIVATE LIMITED
9TH FLOOR LODHA EXCELUS N M
JOSHI MARG MAHALAKSHMI

Subject : Proposed Residential building on plot bearing CTS no. 102A/2 & 102A/4 of village Tirandaz, at Powai..

Reference : Online submission of plans dated 10.01.2022

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 07.06.2006, 16.06.2007, 29.07.2010, 29/12/2010,21.01.2011,23.12.2011,17.06.2014, 17.06.2017 and 31.12.2021 shall be complied with.
- 2) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 3) That all requisite fees, premiums, development charges deposits etc. shall be paid before endorsement of CC.
- 4) That the extra water & sewerage charges shall be paid to A.E.(W.W.) S ward before endorsement of C.C.
- 5) That no dues pending certificate from A.A.& C.(S/W) shall be submitted.
- 6) That C.C. shall be got endorsed as per approved amended plans.
- 7) That the Janata Insurance Policy to be submitted.
- 8) That the quarterly progress report of the work will be submitted by the L.S.
- 9) That Advance Possessions of land to be handed over to MCGM shall be given before requesting for endorsing the C.C.
- 10) That all the conditions stated in SWM NOC and directions specified in Hon'ble Supreme Court's order dtd. 15.03.2018 regarding C & D waste removal and its disposal shall be complied with before starting the work.
- 11) 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.
- 12) That the top most elevation of the building will be certified by Airport of India mentioned that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 13) That requisitions of clause no. 49 of DCPR-2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of entire work.
- 14) That Environmental Clearance shall be submitted before issue of CC of area more than 20,000 sq.mt. within layout
- 15) That the mobile toilets shall be provided at site to keep proper sanitation as per Circular u/no. CHE/DP/27391/Gen dt. 07.01.2019.
- 16) That fitness centre shall be handed over to the proposed Co-operative Society and in turn shall ensure handing over on completion and registered undertaking to that effect shall be submitted to this office.
- 17) That NOC/ remarks from National Board of Life from 'Eco-sensitive Zone of Thane Creek Flamingo Sanctuary's buffer' point of view shall be obtained and submitted.
- 18) That the Additional set back area shall be handed over to MCGM before Further CC and RUT to handover additional set back area shall be submitted before endorsement of CC P.R. Card in name of MCGM shall be submitted before occupation.

- 19) That all the conditions stated in Directives issued by State Govt. u/no. TPS-1820/AN27/CA 80/20/UD-13 dated 14.01.2021 and clarification issued dated 12.02.2021 and guidelines issued by MCGM vide policy circulars u/no. CHE/DP/21546/Gen dated 22.02.2021 and 05.03.2021 shall be complied with.
- 20) That all the conditions /observations /remarks in the approval of concession shall be complied with and if required plan shall be got amended within ambit of approved concessions before asking CC.
- 21) That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking CC.
- 22) That project proponent shall pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, registered undertaking to that effect shall be submitted.
- 23) That Architect/LS shall certify that no benefit in partially of setbacks is taken in part in any form before claiming benefit of setback.
- 24) That the benefit of road setbacks / amenity shall be asked after handing over the same to MCGM.
- 25) That project proponent shall binding to advance all upcoming circulars/clarifications wrt . road setbacks benefit over and above as per Govt. notification dated 28.012016.
- 26) That the complience of remarks of scrutiny officers/approving authority shall be complied with before applying for C.C.
- 27) That CC above 32m height of building shall be asked after clearance of 9m internal access road from encroachment. Similarly, after removal of encroachment, proportionate Amenity towards Reg. 14A as per policy circular to be provided contiguous to amenity area now proposed.

Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 21-Jan-2022 18: 34:37

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.