



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1699/S/337(NEW)/337/15/Amend dated 14.01.2022

To,
SUNIL GAJANAN AMBRE
303, MITTAL AVENUE, 110,
N.M.ROAD, FORT,

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

Subject : Proposed Residential Building on plot bearing CTS no. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 (pt), of Village Kanjur Marg (E), Mumbai..

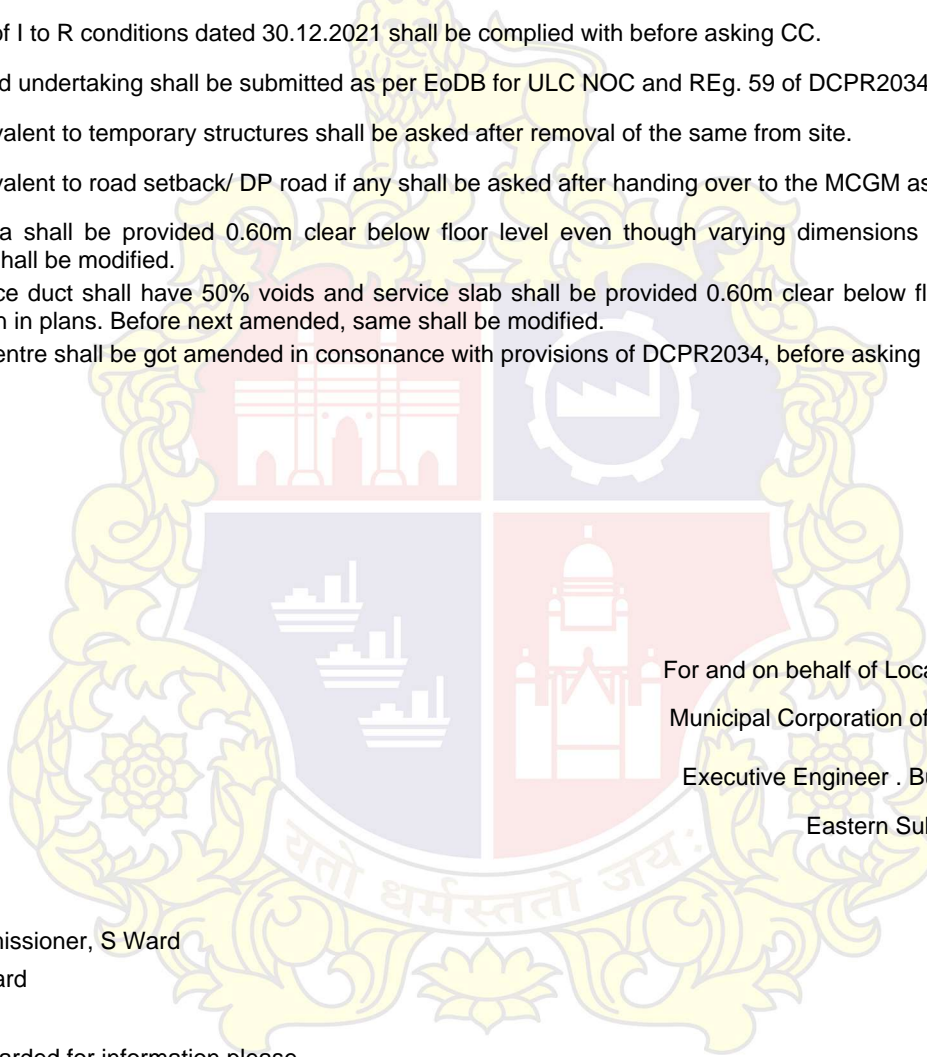
Reference : Online submission of plans dated 06.01.2022

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 I.O.D. under even No. dated 20-11-2015 and last amended plan approved letter dated 20-10-2020 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, deposits, development charges etc. shall be paid.
- 4) That the C.C. shall be endorsed before starting further work.
- 5) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 6) That the revised Drainage approval shall be submitted.
- 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 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..
- 8) That the quarterly progress report of Architect shall be submitted.
- 9) 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.
- 10) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 11) That the CC equivalent to Inclusive Housing in the layout to be restricted till compliance of Regulation 15, note 2 of DCPR2034 till receipt of approval of competent authority for relaxation.
- 12) That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted
- 13) That preferably electric vehicle shall be used for all the development activities such as transporting material / human resources etc
- 14) That the any discrepancy is observed in built up area payments of premiums / fess, non-compliance of various observations observed in concession note sheet, then same shall be complied by amending plans with revised recovery sheet as per prevailing rates / circulars effective, before asking for any approval hereafter.
- 15) That the compliances of remarks of scrutiny officer / approving authority, shall be complied with before applying for cc.
- 16) That the Development cess shall be paid as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20

- 17) That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking any approval or within a month, whichever is earlier.
- 18) 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 before asking any approval or within a month, whichever is earlier.
- 19) That the Development cess shall be paid as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20
- 20) That the CC equivalent to benefit of Reg. 17(20)(viii)(a) shall be asked after transfer of area of plot in the name of MCGM, as per the provision of DCPR2034.
- 21) That the CC equivalent to 20% of Zonal FSI of plot for which I to R approved on 30.12.2021, which is proposed to be consumed in building u/r, shall be asked after compliance of provision of Reg. 14(B) note (III) of DCPR2034 in layout.
- 22) That the CC equivalent to 20% of Zonal FSI of plot for which I to R approved on 30.12.2021, which is proposed to be consumed in building u/r, shall be asked after compliance of provision of Reg. 14(B) note (V) of DCPR2034 in layout.
- 23) That the permissible FSI for plot portion in R zone which is recently proposed in phase II shall be worked out as per 18.30m abutting road.
- 24) That the property card in the name of owner for plot for which I to R approved on 30.12.2021, shall be submitted before asking CC.
- 25) That the all T&C of I to R conditions dated 30.12.2021 shall be complied with before asking CC.
- 26) That the registered undertaking shall be submitted as per EoDB for ULC NOC and REg. 59 of DCPR2034.
- 27) That the CC equivalent to temporary structures shall be asked after removal of the same from site.
- 28) That the CC equivalent to road setback/ DP road if any shall be asked after handing over to the MCGM as per policy.
- 29) That all the chajja shall be provided 0.60m clear below floor level even though varying dimensions shown in plans. Before next amended, same shall be modified.
- 30) That all the service duct shall have 50% voids and service slab shall be provided 0.60m clear below floor level even though varying dimensions shown in plans. Before next amended, same shall be modified.
- 31) That the fitness centre shall be got amended in consonance with provisions of DCPR2034, before asking CC for fitness centre



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.