



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

File No. CE/1193/BPES/AS/337/14/Amend dated 29.07.2022

To,  
**MANOJ VALJIBHAI DAISARIA**  
**801 Skyline Epitome, Kirol Road,**  
**Near Jolly Gymkhana,**  
**Vidyavihar West, Mumbai - 400086**

**CC (Owner),**  
**Shri Rasesh B. Kanakia Director of**  
**M/s. Kanakia Future Realty Pvt Ltd.**  
**as C.A. to Owner**  
**KANAKIA SPACES REALTY PVT.**  
**LTD.**

**"Kanakia Future City", CTS No 101,**  
**Behind Dr L. H. Hiranandani Hospital**  
**| Near Ayyappa Temple |**  
**Tirandaz, Powai | Mumbai,**  
**Maharashtra - 400076**

**Subject : Proposed Residential Building No.2 on plot bearing CTS No.101/1 to 8 of village Tirndaz, Powai, Taluka Kurla, Dist. Mumbai, M.S.D.**

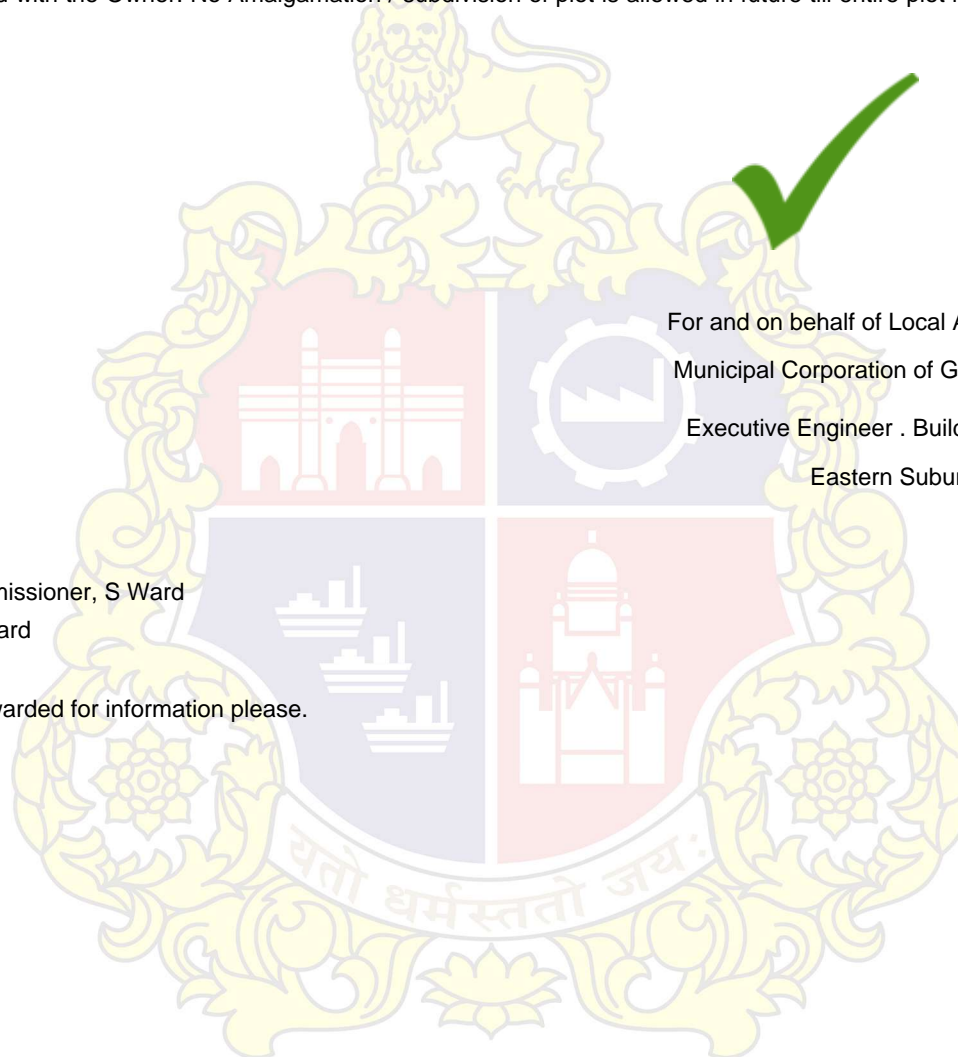
**Reference :** Online submission of plans dated 20.06.2022

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 the conditions mentioned in this office Intimation of Disapproval under even no. CE/1193/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016, 23/03/2017, 30/11/2017, 20/02/2018, 26/02/2019 & 18.09.2019, 13.01.2020, 23.07.2021 and 27.10.2021 shall be complied with.
- 2) That the revised R.C.C. designs & calculations as per the amended plans shall be submitted from the registered Structural Engineer before starting of work.
- 3) That the requisite fees, deposits, development charges etc. shall be paid before asking CC.
- 4) That no dues pending certificate from A. E. (W.W.), S Ward shall submitted before asking CC.
- 5) That the tax clearance certificate /NOC from AA and C 'S' Ward shall be submitted before asking CC.
- 6) That the valid Janata Insurance Policy shall be submitted before asking CC.
- 7) That the CC shall be got re-endorsed as per the approved amended plans.
- 8) That the area admeasuring 4958.00 sqm. of Nature cure centre shall be handed over to B.M.C. on or before 13.02.2023 and P.R. Card in the name of BMC shall be submitted before 13.02.2023 till then the two times BUA of 4958.00sqm shall be restricted.
- 9) That the applicable development cess, if any shall be paid before asking for C.C.
- 10) That , the provision of Rainwater Harvesting shall be made as per regulation
- 11) That all the conditions mentioned in the approved layout shall be complied with
- 12) That The Revised NOC from Civil aviation shall be submitted before asking approval beyond the permissible height, as per the present NOC issued by AAI.
- 13) That Preferably electrical vehicle shall be used for development activities on site
- 14) That the revised MOEF NOC shall be submitted in the name of owner for proposed development.

- 15) That the notarised undertaking shall be submitted stating that no third party rights created in floors proposed to be deleted in Wing A, B, C & D.
- 16) Indemnity bond shall be submitted indemnifying MCGM staff for any litigation arises in case of third party rights created for additional floors proposed to be deleted in wing A, B, C and D
- 17) That the proposed AOS as per Reg. 14A shall be handed over to BMC before asking OC to the building or after cleanness of EP whichever is earlier.
- 18) That the service slab shall be provided with max. 2.00m in width having 50% void and max. 50% service slab 0.60M below floor level as per policy circular.
- 19) That the proposed Gate shall be in consonance with provision of DC Regulation.
- 20) That Wing wise Society shall be registered as wing wise Society office area is claimed free of FSI.
- 21) That DP Road in the possession of present owner shall be handed over to BMC before claiming benefit admissible as per Regulation & as per policy.
- 22) That the disclosure in agreement regarding composite development, partly of development agreement with Owner and partly on Conveyance deed with the Owner. No Amalgamation / subdivision of plot is allowed in future till entire plot is transferred in the name of CA to Owner..



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.