

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/643/BP(Spl.Cell)/AKW/337 dt.

124 JUL 2017

Office: Dy.Ch.Eng.(B.P.) Special cell
Gr, Flr, Municipal Training Centre,
Raheja Vihar Complex,
Chandivali Farm Road,
Andheri (East), Mumbai-400 072

To,
Shri. Amit G. Pawar (Architect)
M/s. Aakar Architects & Consultants.
Ground Floor, Satyanarayan Prasad
Commercial Centre, Dayaldas Rd,
Vile Parle (E), Mumbai.400057

Concessionaire :

M/s Hubtown Ltd.
6th Floor, Akruti Trade Centre,
M.I.D.C., Andheri (E),
Mumbai -400093.

Subject: Amended plans for proposed sale building on part of land bearing, C.T.S. No. 833 of Village Ambivali at Andheri (West), Mumbai known as "Andheri printing Press", K/West Ward.

Reference: Your application dt. 09.02.2017.

Sir,

With reference to your above application, this is to inform you that the amended plans submitted by you are hereby approved subject to following condition:

- 1) That all the conditions of IOD u/no. CHE/WS/1181/K/337(NEW) dtd. 23.04.2015 and last amended plans approval dtd. 17.12.2015, shall be complied with.
- 2) That the structural design and drawings as per present amended plans from registered structural engineer shall be submitted before requesting for endorsement of C.C.
- 3) That the requisite premium, development charges, labour welfare cess etc. shall be paid before requesting for endorsement of C.C as per amended plans.
- 4) 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 provisions of Notification issued by Ministry of

Environment & Forest dept. u/no. Ch.E./DP/7749/Gen dtd.07.06.2016
from time to time shall be duly observed.

- 5) That the revised E.E.(Sewerage)(P&D) Remarks shall be submitted before requesting for re-endorsement of CC as per amended plans.
- 6) That the revised H.E.(Hydraulic Engineer) shall be submitted before requesting for re-endorsement of CC as per amended plans.
- 7) That the self certification from Architect/developer for Trees Affected, if any as per present Amended plans shall be submitted before requesting for re-endorsement of CC as per present amended plans.
- 8) That the revised Electric Supply remarks from electric supply company shall be submitted before requesting for re-endorsement of CC as per present amended plans.
- 9) Revised clearance from M.O.E.& F. shall be submitted, before grant of C.C. It may be stated that full CC for Govt. component will be released and within the balance construction area, sale C.C. will be released/restricted.
- 10) That the P.C.O. NOC shall be submitted before requesting for re-endorsement of C.C. as per amended plans.
- 11) That the Debris NOC shall be submitted before requesting for re-endorsement of CC as per amended plans.
- 12) Above mention subject to Registered Undertaking compliance for following terms and conditions are as under:
 - a) That the registered undertaking for handing over of R.G. / Amenity as per RDDP-2034(May -16) shall be submitted before requesting for reinforcement of CC as per amended plans.
 - b) That the registered undertaking for not misusing the pocket terrace above entrance lobby beyond ground floor building line, shall be submitted before requesting for re-endorsement of CC as per amended plans.
 - c) That the registered undertaking for not misusing open stilt with 19.35 mt. ht. upto bottom of 1st habitable floor created in Tower 1, 2 & 3 shall be submitted before requesting for re-endorsement of CC as per amended plans.
 - d) That the registered Undertaking for R.C.C. cross beams at 4th podium level & not misusing the said podium at 3rd level other than parking,

shall be submitted before requesting re-endorsement of CC as per amended plans.

- e) Registered undertaking by developer agreeing to handover excess parking spaces to MCGM free of cost in case of full permissible FSI is not consumed, shall be before requesting re-endorsement of CC as per amended plans.
- f) Registered undertaking cum indemnity bond from developer for submission of H.R.C. NOC, shall be submitted before requesting re-endorsement of CC as per amended plans.
- 13) That the Revised NOC from High Rise Committee shall be submitted before requesting approval of plans beyond 70 mt. height.
- 14) That the entire land under development (Govt. + Concessionaire Component) alongwith the layout road, on north side plot shall be got jointly measured from Superintendent of Land Records for ascertaining the exact plot area and MR Plan / PR Card in words and figures shall be submitted before granting of further CC. the revised plot area certificate to that effect shall be also be submitted from Ex.Eng.PWD.
- 15) The layout of the proposed development i.e. Govt. component and the Concessionaire component shall be got approved before granting of further C.C.
- 16) That the difference, if any, for fungible, open space deficiency or any type of premium & calculated as per land rate as on the date of the First Commencement Certificate of the project.

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

Yours Faithfully,


18/7/17
Ex. Eng.(B.P.)Spl.Cell