



MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/1782/WS/AH dated-09/02/2018

To,
Shri. Ramchandra K. Aglave
Architect,
229-D, Khar Danda,
Opp. Danda Market,
Khar (West), Mumbai.

Sub: Amended plans submitted for proposed building on plot bearing C.T.S. No. F- 1133 to F-1136 of village Bandra at Jari Mari Mandir Marg, Bandra (W), Mumbai 400050.

Ref :-Your online application for Amended Plan

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions:-

1. All the objections of this office I.O.D. under even no. dated 04.06.2012 shall be complied with.
2. That the Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
3. That the work shall be carried out between 6 am to 10 pm only (asper circular No. ChE/DP/7749/Gendtd.07.06.2016.
4. That the revised R.C.C. design and calculation as per the amended plans should be submitted through the registered structural engineer before starting the work.
5. That the all requisite fees, premiums, deposits shall be paid before applying for C.C.
6. That the C.C. shall be got endorsed before starting further work.
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 the resident/occupants of the building in the jurisdiction of M.C.G.M. The Necessary condition in the sale agreement to that effect also shall be incorporated by the developer/owner.

8. That the NOC form GVK for height verification shall not be submitted.
9. That the payment as per schedule of installment granted by Municipal Commissioner/Dy.Ch.Eng.(B.P.)W.S.-I.shall be made.
- 10.That if the developer/owner/society fails to pay the installment the time as per schedule then following action shall be initiated.
 - a) That the structure related to the defaulted installment payment shall be demolished under the provisions of M.R.& T.P. Act 1966 including section 55 of the M.R.& T.P. Act 1966 and
 - b) The defaulted amount shall be treated as arrears in the property tax and shall be recovered accordingly by the Assessment department of M.C.G.M., as per the relevant provision in act and norms, if not paid by the developer/owner/society within 3 months of default.
- 11.That the developer/owner/society shall deposit demand of 1st installment within 1 month from the issue of demand note.
- 12.That only after receipt of 1stinstallment ,Commencement Certificate will be issued by concern E.E.(BP) subject to compliance of all other IOD /amended plan approval letter conditions.
- 13.That the C.C. equivalent to 15% of approved built-up area or the C.C of built-up area of entire one floor (if the part terrace is proposed at top most floor then the top most floor and entire one floor below top most floor)whichever is higher will be restricted.
14. That the total recovery of payment for balance amount with interest due shall be confirmed by concerned E.E.B.P. before releasing restricted 15% C.C. or C.C. of one or more floor as the case may be. The C.C. thus restricted shall be released forthwith on receipt of all the installment with interest within the specific period as mentioned in sub clause in (8(a)&8(b) as per circular u/no.CHE/DP/15755/Gen dt.06.09.2017 amended on dt.20.11.2017 as per Hon. M.C's approval u/no.MGC/F/4375 dt.20.11.2017) subject to compliance of all other related IOD/Amended Plans approval letter conditions.
15. That the developer/owner/society shall deposit post dated cheques for installments amount with an interest due and drawn on scheduled bank as per schedule date of payment before grant of C.C.
16. That if developer/owner/society fails to deposit the Installment amount with interest on due date, the interest rate at 18% shall have to be recovered on delayed period on total outstanding installment amount. However. in any case this delay should never be beyond 3 [Three] months beyond schedule dale otherwise the Stop work notice as per MMC Act 1888 and also action as deemed fit as per Section 55 of MR & TP Act 1966 will have to be initialed

against developer/owner/society immediately by informing concerned D.O., with specific details about non-payment of dues and work beyond approvals as the case may be as illustrated in Scenario II of Annexure A & B circular u/no.CHE/DP/15755/Gen dt.06.09.2017 amended on dt.20.11.2017 as per Hon. M.C's approval u/no. MGC/F/4375 dt.20.11.2017. The balance installments shall be paid on due dates.

17. That all the other conditions including condition no. 11,12,13,14,15,16 under circular u/no.CHE/DP/15755/Gen dt.06.09.2017 amended on dt.20.11.2017 as per Hon. M.C's approval u/no.MGC/F/4375 dt.20.11.2017, shall be complied with.

18. That the C.C. re endorsement shall be submitted.

Yours faithfully,

S.E.(BP)H/W-S	A.E.(B.P.)WS-"H"	Executive Engineer (Building Proposals) "H" Ward

- Copy to: 1] M/s. Shraddha Sheltars Pvt. Ltd.
2] Assistant Commissioner, H/East Ward
3] A.E.W.W., H/West Ward
4] D.O., H/West Ward

Forwarded for information please.

(This letter is digital signed and physical signature is not required)