



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/ES/1890/N/337(NEW)/337/2/AMEND dated 08.01.2024

To, **CC (Owner),**
KIRAN RAMESHCHANDRA **Vikram Delite Co-Op. Hou.Soc. Ltd**
ROKADIYA **New Maneklal Estate Behind**
504, dimple arcade, ashanagar off **Ramleela Ground , L.B.S. Marg,**
w.e. highway, kandivali e **Ghatkopar (W) Mumbai 400 086**

Subject : **Proposed redevelopment of existing building known as Vikram Delite C.H.S. Ltd. on plot bearing CTS No. 407, 407-A/1, 408 to 419 of village Ghatkopar- Kiroi, Ghatkopar (W) Mumbai 400 086..**

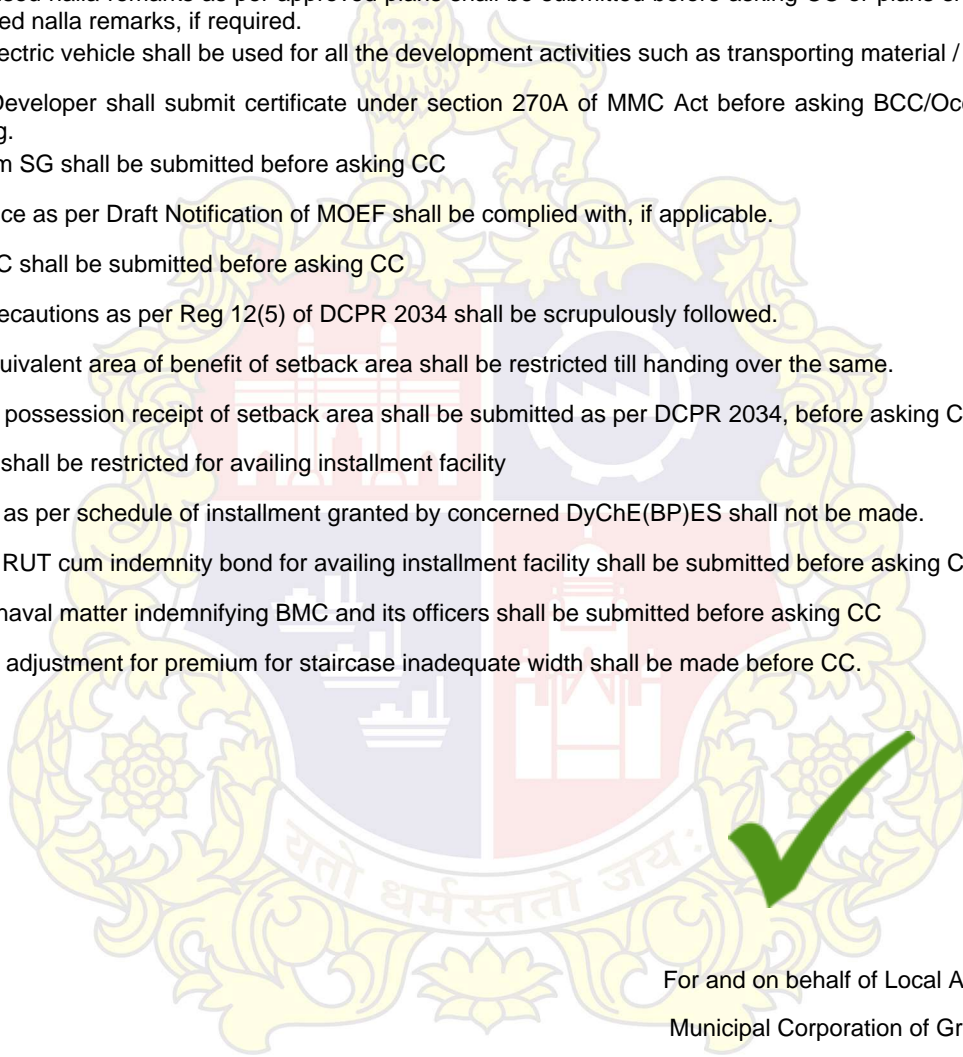
Reference : Online submission of plans dated 03.02.2023

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 04-01-2016 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That payment towards following shall be made before asking for C.C.
 - a) Additional Development Charges.
 - b) Extra Water / Sewerage charges at A.E.W.W. '.....' Ward Office.
 - c) Labour welfare Cess.
 - d) Fungible Premium
 - e) Staircase, lift, lift lobby premium for both wing
 - f) Open space deficiency
 - g) Additional development cess
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That the work shall be carried out strictly as per approved plan.
- 6) That the MOEF NOC shall be submitted before asking of CC beyond built up area 20000 sq. mtrs.
- 7) 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.
- 8) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 9) That the extra water and sewerage charges shall be paid to A.E.(W.W.) N Ward.
- 10) That the quarterly progress report of Architect shall be submitted.
- 11) That the requisite payments of charges, deposits, premium shall be paid.
- 12) That no dues pending certificate from A.A.& C.(Ward) shall be submitted
- 13) That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall

be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be uploaded on RWH tab in online AUTO DCR system. The same shall be complied before OC.

- 14) That carriage entrance shall be provided.
- 15) That the civil Aviation NOC shall be submitted.
- 16) That the precautionary measures for Control of Air Pollution from building Construction Activity, shall be taken as per Mumbai Air Pollution Mitigation Plan and circular u/no CHE/DP/214/Gen dt. 15.09.2023 in this regards shall be scrupulously followed. Further, the instructions issued by Hon MC dt. 25.10.2023 shall be strictly adhered to.
- 17) That the disclosure in agreement in respect of clear height of 2.68M shall be made.
- 18) 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.
- 19) That the valid Janta insurance, B.G. and S.W.M. N.O.C. shall be submitted.
- 20) That the valid revised nalla remarks as per approved plans shall be submitted before asking CC or plans shall be got amended as per revised / revalidated nalla remarks, if required.
- 21) That preferably electric vehicle shall be used for all the development activities such as transporting material / human resources etc.
- 22) That the Owner/Developer shall submit certificate under section 270A of MMC Act before asking BCC/Occupation certificate for any part of the building.
- 23) That the NOC from SG shall be submitted before asking CC
- 24) That the compliance as per Draft Notification of MOEF shall be complied with, if applicable.
- 25) That the ULC NOC shall be submitted before asking CC
- 26) That the safety precautions as per Reg 12(5) of DCPR 2034 shall be scrupulously followed.
- 27) That the CC of equivalent area of benefit of setback area shall be restricted till handing over the same.
- 28) That the Advance possession receipt of setback area shall be submitted as per DCPR 2034, before asking CC
- 29) That the 10% CC shall be restricted for availing installment facility
- 30) That the payment as per schedule of installment granted by concerned DyChE(BP)ES shall not be made.
- 31) That the requisite RUT cum indemnity bond for availing installment facility shall be submitted before asking CC
- 32) That the RUT for naval matter indemnifying BMC and its officers shall be submitted before asking CC
- 33) That the Payment adjustment for premium for staircase inadequate width shall be made before CC.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, N Ward
- 2) A.E.W.W., N Ward
- 3) D.O. N Ward

- Forwarded for information please.