

CHE/WS/0627/H/337 (NEW)

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. : CHE/WS/0627/H/337 (NEW)

12 MAR 2014

To,  
Shri Parag Mungale  
Architect,  
Casablanca, 1001,  
At Jn. of Gulmohar X Rd. No. 10,  
Samarth Ramdas Rd., JVPD Scheme,  
Vile Parle (W),  
Mumbai - 400 049.

Ex. Engineer Bldg. Proposal (W.S.)  
H and K Wards  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai - 400 050

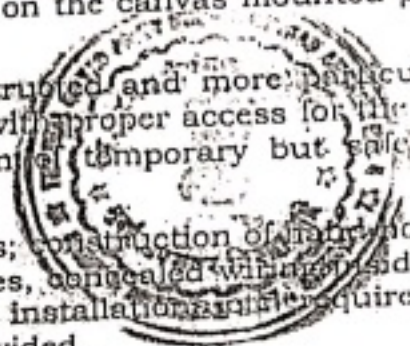
Sub: Proposed residential building on plot bearing C.T.S. No. F/1 B of Village Bandra, F.P. No. 593-B, TPS-III of Bandra at Jn. of 21<sup>st</sup> Road, P.D. Hinduja Marg & Dr.B.A. Ambedkar Marg, Bandra (W), Mumbai.

Ref : Your letter dated 23-1-2014.

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 23-1-2014. shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of manholes / panholes, ducts for underground cables, concealed within the flats/rooms, rooms/space for telecom installations shall be provided for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns



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shall be less than	
as per	



CHE/WS/0627/H/337 (NEW)

projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
  - 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
  - 12) That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/West Ward ]
  - 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall be submitted.
  - 14) That the condition of revised bye-law 4[c] shall be complied with.
  - 15) That the NOC from A.A. & C., H/West Ward shall be submitted.
  - 16) That the Janata Insurance Policy shall be submitted.
  - 17) That all the payments shall be made.
  - 18) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/West Ward] shall be submitted before applying for C.C.
  - 19) That the work shall be carried out between sunrise and sunset only.
  - 20) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
    - a) Ownership documents.
    - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
    - c) Copies of Soil Investigation Report.
    - d) REC details and canvas mounted structural drawings.
    - e) Structural Stability Certificate from Lic. Structural Engineer.
    - f) Structural audit reports.
    - g) All details of repairs carried out in the buildings.
    - h) Supervision certificate issued by Lic. Site Supervisor.
    - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
    - j) NOC and Completion Certificate issued by C.F.O.
    - k) Fire safety audit carried out as per the requirement of C.F.O.
- The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid plans and subsequent periodical structural audit reports and user/prospective society shall



CHE/WS/0627/H/337 (NEW)

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carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 21) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

*[Signature]*  
Executive Engineer  
Building Proposals  
(Western Suburbs) H Ward

- Copy to : ~~1] M/s. Patel Realty (India) Ltd., C.A. to Nav Palmyra CHS Ltd.~~  
2] Assistant Commissioner, H/ West Ward  
3] A.E.W.W. H/West Ward

Forwarded for information please.

*[Signature]*  
E.E.B.P.(W.S.) H Ward



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