

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा

MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

"APPROVAL OF AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-22/242/2020

Date: **03 FEB 2020**

To,

✓ M/s. Subhash Patil & Associates,
41, Shreerang Shopping Centre,
Above UCO Bank. Shreerang Soc.,
Thane(w)-400601.

Sub: Proposed redevelopment of the existing building No.37, known as "Nehru Nagar Priyadarshan CHS Ltd.", on plot bearing C.T.S.No.11 (Pt.), of Village Kurla-III, situated at Nehru Nagar MHADA Layout, at Kurla (East), Mumbai- 400024.

Ref:1) Approved Zero FSI IOA plan dtd. 16.03.2019.

2) Concessions approved by Hon. V.P. & CEO/A. dtd.22.07.2019.

3) Plinth CC approved by Ex. Engg./BP Cell/GM/Mhada dtd.02.08.2019.

4) NOC from Mumbai Board CO/MB/REE/NOC/F-471/1636/2019 dtd. 21.11.2019.

5) Architect application letter for Amended Plan dtd. 22.11.2019.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by architect is hereby issue subject to the compliance of the conditions mentioned in Intimation of Approval dtd. 16.03.2019 and following conditions-

- 1.That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
- 2.That the survey remarks as per DCPR 2034 shall be submitted before CC.
- 3.That all requisites payment fees, deposits, premium shall be paid.
- 4.That C.C. shall get endorsed.
- 5.That the up-to-date paid receipts of A.A. &C. "L"ward shall be submitted.

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6. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
7. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
8. That the Valid Janata Insurance policy shall be submitted.
9. That the quarterly progress report shall be submitted by L.S.
10. That 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.
11. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No.D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
14. Quality control from site supervisor and material testing result for construction work from authorized lab shall be submitted.
15. That the applicant shall deploy the construction labours as per provision of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
16. All the objections of this office IOA/IOD under even no. dated 06.06.2016 shall be applicable and should be complied with.
17. The changes proposed shall be shown on the canvas mounted plans to be submitted at the time OCC.
18. That the 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.
19. That the letter box shall be provided at the ground floor for all the tenements.
20. That the owner/developer shall not handover the possession to the prospective buyer before obtaining Occupation Certificate.
21. That the authorizes Private pest control agency to give anti malaria treatment shall be appointment in consultations with P.C.O. (L ward).
22. That the revised NOC from E.E. (T&C) shall be submitted.
23. That the quality control for building work/for structural work/supervision of the work shall be done and certificate to that effect shall be submitted periodically in Performa.



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24. That the Indemnity Bond indemnifying MHADA and its officers against any dispute or claim regarding deficient open spaces shall be submitted.
25. That the registered Undertaking stating no objection to any development on adjoining land with deficient open space shall be submitted.
26. That the registered Undertaking stating that the conditions of EE (T&C) NOC shall be complied with and to that effect the mechanical parking equipped with safety measure will be maintained permanently in safe condition to avoid and mishap and an Indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages etc. arising out of failure of mechanized system/nuisance due to mechanized system to any person shall be submitted.
27. That the indemnity bond indemnifying MHADA for any accident, risks, loss of life against misuse of elevation features shall be submitted.
28. That the work will be carried out between sunrise and sunset.
29. That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/L.S. shall compile and preserve the following documents.
 - a. Ownership documents.
 - b. Copies of IOA, CC subsequent amendments, OCC, RCC and corresponding canvas mounted structural drawings.
 - c. Copies of soil Investigation report.
 - d. RCC details and canvas mounted structural drawings.
 - e. Structural stability certificate from License Structural Engineer.
 - f. Structural audit reports.
 - g. All details of repairs carried out in the buildings.
 - h. Supervision certificate issued by License supervisor/Architect.
 - i. Building Completion certificate issued by License supervisor/Architect.
 - j. N.O.C. and completion certificate issued by C.F.O.
 - k. Fire safety audit carried out as per the requirement of C.F.O.
30. That the revised NOC as per the new demarcation should be obtained from Mumbai Board.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case 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 maintained the above said documents/plans and subsequent periodical structural audit report and repair history. Further, the end user/prospective society shall carry out necessary repairs/structural audit/fire safety audit etc. at regular intervals as

A copy of amended plans duly signed and stamped is is hereby returned as a token of MHADA approval.