

12. The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA'
13. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.
14. The user of the proposed development / redevelopment will be as permitted by the MHADA.
15. The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of M.C.G.M.
16. The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B. and Asstt. Land Manager / M.B.
17. Society will hand over the set back area if any free of cost to the MCGM at their own cost.
18. The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by MCGM, MHADA and any other concerned Authority.
19. All the terms and conditions of the layout approval of the MCGM will be binding on the society.
20. Fungible area shall be used proportionally for MHADA share, rehab share & sale area.
21. Carpet area for rehab shall be same as per DCR 33(5) dt. 14.11.2013
22. The society shall have to construct MHADA share with permissible fungible area & handover it to MHADA free of cost.
23. Appointment of the developer shall be as per 'शासन निर्णय क्र.समृयो २०७/प्र.क्र.५५४/१४-स,सहकारी पणन व वस्त्रोद्योग विभाग दि. ०३.०१.२००९'
24. It is responsibility of the developer to construct MHADA share & rehab tenements as per min. specification provided by MHADA & the work should be completed within time limit.
25. The plans for approval of proposed redevelopment scheme shall be submitted to MCGM through MHADB.
26. After IOD the society, MHADA & Developer shall have to enter tripartite agreement, for handing over of MHADA share.
27. It is developer's responsibility to get OC for the construction.



28. **Time limit for Project**

a) The Developer /Architect appointed by society, will have to obtain approvals from MCGM and other concerned authorities (MOEF, MCGM, forest, Road, Drainage etc.) within 6 months from issue of NOC for IOD purpose & complete the construction within 2.5 years before issue of C.C. by MCGM for the built up area upto 20000 sq.mt.

b) The Developer /Architect appointed by society, will have to obtain approvals from MCGM and other concerned authorities (MOEF, MCGM, forest, Road, Drainage etc.) within 1 year from issue of NOC for IOD purpose & complete the construction within 3 years, before issue of C.C. by MCGM for the built up area above 20000 sq.mt.

29. If the rehab area, MHADA share & Developers share are proposed in different buildings, then the percentage of sale area permitted for construction is as per table below :-

Sr.No.	Description	Proportion of Built up area					
		25%	50%	75%	100%	W.S. O.C. Connect	B.C.C.
1	Rehab area						
2	Mhada's Share	25%	50%	75%	100%	W.S. O.C. Connect	B.C.C.
3	Sale area	15%	30%	40%	75%	90%	100%

30. The NOC for Occupation Certificate for sale area shall be permitted after handing over of MHADA share & rehab share.

31. The developer will have to construct MHADA share in lower floors, rehab share at middle floors & developer share on upper floors, where only one bldg. is proposed.

32. If more than one society, are proposed joint redevelopment, then 70% consent of each society shall be necessary, in prescribed format by MHADA.

(Draft approved by C.O./MB)


For Chief Officer,
M. H. & A. D. Board,
Mumbai