



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.)

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-1/954/2022

Date: **03 OCT 2022**

To,
Shri. SachinRakshe (L.S)
of M/s. Archo Consultant
Room No. 2, Ground Floor, A Wing,
Sun View CHS Ltd. off Sahakar Theatre,
Tilak Nagar, Chembur, Mumbai: - 400 089.

Sub : Amended plan for Proposed redevelopment of existing building No. 73 known as Pant Nagar Hemant CHS Ltd. on plot bearing C.T.S. No.189 (pt.) of Village Ghatkopar at Pant Nagar, Mumbai.

Ref : Your application inward no. ET-1776dtd. 07.12.2021.

Dear Applicants,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 17.10.2021 and subject to compliance of following conditions-

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. N ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janata Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by L.S.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
9. 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.

10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.
15. That the plinth shall be got checked by this office staff.
16. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company.
17. That the Material testing report for construction materials used at site shall be taken as per required frequency.
18. That the yearly progress report of the work will be submitted by the Architect.

C: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO / Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.

10. That Structural Engineer's final Stability Certificate along with up-to-date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the Recreational ground shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed.
19. 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 MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

--Sd--

(Anil N. Rathod)
Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.

Copy Submitted for favour of information please: -

1. The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1207/2260/2022 dated 15.09.2022 for gross plot area 782.20 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar MHADA Layout, Ghatkopar (East). It is also requested that, the difference if any, observed in land area and BUA allotted the

same may please be informed to this department of B.P./MHADA within a period of one week.

A set of approved plan for information and necessary action please.

2. The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1207/2260/2022 dated 15.09.2022 for gross plot area 782.20 Sq. Mt.

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A set of approved plan for information and necessary action please.

3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action: -

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/DE-V/KD/MB/961/2021 dated 19.04.2021 having gross plot area 801.04 Sq. Mt. (which includes Lease deed area adm. 784.05 Sq. Mt. + Additional land Area adm. 16.99 Sq. Mt.).

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A set of approved plan for information and necessary action please.

4) Deputy Chief Engineer/ BP Cell/ MHADA

5) A. A & C. "N" Ward

6) A.E.W.W. "N" Ward

7) Assistant Commissioner "N" Ward.

8) M/s. Alag Lifespace LLP C.A. to Pant Nagar Hemant CHS Ltd.


(Anil N. Rathod)

**Executive Engineer (E.S.)
B.P. Cell/GM/ MHADA.**