



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN APPROVAL LETTER

No.MH/EE/BP Cell/ GM/MHADA- 113/ 857/2022

Dated:- 09 Nov 2022.

To

M/s. Sunbeam Hightech Developer Pvt. Ltd.

C.A. to Shree Adarsh C.H.S.L.

Sub:- Proposed redevelopment of existing Barrackes Tent. No. 72 to 80 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No. 1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (W), Mumbai

Ref:- 1. Hon'ble VP/CEO MHADA vide no. 688 concession approved dated 28.06.2021.
2. MHADA/ IOA issue no.MH/EE/ (B.P)/GM/MHADA 113 / 857/2021
Dated:-23.07.2021
3. Revised concession approved dated 02.05.2022
4. Application Letter for Amended I.O.A. From Architect shri Vilas Dikshit of M/s. Shilp Associates dtd. 12.07.2022

Dear Applicants,

With reference to your application dated 12.07.2022 for development permission and grant Approval for Amended plan to develop existing existing Barrackes Tent. No. 72 to 80 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No. 1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, Oshiwara Jogeshwari (W), Mumbai. The

Building Permission is granted subject to compliance of conditions mentioned in IOD dated 23.07.2021 and following conditions:

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work. Bore well shall be constructed in consultation with H.E./MCGM.
6. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
8. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
9. The safety measure shall be taken on site.
10. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
11. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
12. That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space

and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.

13. That the undertaking from Owner shall be submitted as per the format mentioned in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
14. That the RUT shall be submitted stating that the electric substation shall not be misused in future.
15. That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.
16. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
17. That the Tree NOC Shall be submitted.
18. That the NOC from Mahanagar Gas shall be submitted.
19. That the A.A. & C NOC shall be submitted.
20. That the NOC from PCO shall be submitted.
21. That the NOC from A.E.W.W. shall be submitted.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.
2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Hydraulic Engineer, f) PCO, g)NOC from Electric Supply Company, h) A.A. & C.

4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.
7. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM or remarks by consultant.
8. That the Private Consultant's remarks for Site Elevation shall be submitted.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.



(Rupesh M. Totewar)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.

