



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 PLANS

No.MH/.EE/BP Cell/GM/MHADA-1/1071/2023

Dated: 04 JUL 2023

IPC Cell,

M. H. & A. D. Authority

Inward No.: 1696

Date: 17.07.2023

To,
Shri. Ankit Makani (Architect)
A-5, Abhay Apartment, Link Road,
N/R Don Bosco School,
Borivali (West), Mumbai-400092.

Sub: - Proposed redevelopment of existing building no. 10 known as Pant Nagar Shivneri Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 5681 (pt) of village Ghatkopar at PantNagar, Ghatkopar (E), Mumbai.

Ref:- Application of Architect's inward no. ET-1504 dtd.24.05.2023.

Dear Applicant,

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 07.03.2022 and subject to compliance of following conditions-

A: 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 Janta 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. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
13. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.
14. That the plinth shall be got checked by this office staff.
15. That the S.W.D remarks shall be submitted.
16. That the Tree NOC/Remarks shall be submitted.
17. That the HE NOC shall be submitted.
18. That the PCO NOC shall be submitted.
19. That the Material testing report for construction materials used at site shall be taken as per required frequency.
20. That the yearly progress report of the work will be submitted by the Architect.
21. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
22. That the NOC from MMRDA shall be revalidate time to time as per the NOC issued by them.

B: 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) Drainage , 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.
20. That the 270/A Certificate shall be submitted.

A copy of set of amended plans is hereby returned as a token of approval.

--Sd--

(Anil N. Rathod)
**Executive Engineer/B.P. Cell
Greater Mumbai/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-1329/1320/2023 dtd. 16.05.2023 for gross plot area 818.80 Sq. Mt. (which includes Lease deed area adm. 784.03 Sq. Mt. + Additional Land area adm. 31.72 Sq. Mt.).

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-1329/1320/2023 dtd. 16.05.2023 for gross plot area 818.80 Sq. Mt. (which includes Lease deed area adm. 784.03 Sq. Mt. + Additional Land area adm. 31.72 Sq. Mt.).

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

3) Executive Engineer (Kurla Division), for information and necessary action please.

You are here by inform to verify the dimension of attached plan with demarcation issue by youvide letter No. EE/DE-3/HKD/MB/DEM/2317/2021 dtd. 25.08.2021 having gross plot area 818.80 Sq. Mt. (which includes Lease deed area adm. 784.03 Sq. Mt. + Additional Land area adm. 31.72 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar MHADA Colony, 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.

4) Deputy Chief Engineer/ BP Cell/ MHADA

5) Chief I.C.T. Officer/MHADA for information and upload to MHADA website.

6) A. A & C E.S.

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

8) Assistant Commissioner "N" Ward.

9) M/s. Adityaraj Realty C.A. to Pant Nagar Shivneri CHS Ltd.


(Anil N. Rathod)

**Executive Engineer/B.P. Cell
Greater Mumbai/MHADA**