



**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-22/552/2023

Date: **30 JUN 2023** ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 1772  
Date: 21.07.2023

To,  
The Architect/L. S.  
Shri. Subhash Patil, M/s. Subhash Patil & Associates,  
41, Shreeang Shopping Center,  
Above UCO Bank, Thane (West), Mumbai – 400 601.

**Sub:** Proposed redevelopment of the existing building No. 4 known as "Nehru Nagar Kalpataru CHS LTD" on plot bearing C.T.S. No. 11(Pt.) of Village Kurla-III at Nehru nagar, MHADA Layout, Kurla (East), Mumbai.

**Ref :** 1) NOC from Mumbai Board CO/MB/ARCH/NOC/F-410/7527/2011  
dtd.19.12.2011.

2) Approved Zero FSI IOA plan dtd. 03.11.2020.

3) Concessions approved by Hon. V.P. & CEO/A. dtd.02.03.2021.

4) Plinth CC approved by Ex. Engg. /BP Cell/GM/Mhada dtd. 25.03.2021.

5) Amended Plan Approved by Ex. Engg. /BP Cell/GM/Mhada dtd. 05.12.2022.

6) Further CC approved by Ex. Engg. /BP Cell/GM/Mhada dtd. 29.12.2022.

7) Mhada's Offer letter CO/MB/REE/NOC/F- 410/1060/2023 dtd. 18.04.2023.

8) NOC from Mumbai Board CO/MB/ARCH/NOC/F-410/1271/2023  
dtd.09.05.2023.

9) Architect Application letter vide ET no. 1336 dtd. 09.05.2023.

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 03.11.2020 & Amended plans dt. 05.12.2022 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. 'L' ward shall be submitted.

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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 Architect.
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 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) Water Works, c) Tree authority, c) Hydraulic Engineer, e) PCO, f) NOC from Electric Supply Company.
15. That the Material testing report for construction materials used at site shall be taken as per required frequency.
16. That the yearly progress report of the work will be submitted by the Architect.
17. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

**C: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

1. That the final N.O.C. from MHADA shall be submitted 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 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 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.

19. That the NOC from A.E.W.W. for 270A 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(E.S.)  
Greater Mumbai MHADA

Copy to:

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

The set of plans attached herewith for your information & necessary action. The plans are approved as per offer letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-410/1060/2023 dated 18/04/2023 & NOC issued under no. CO/MB/REE/NOC/F-410/1271/2023 dated 09/05/2023 for gross plot area 867.76sq.mt and Demarcation issued under no. EE/HKD/MB/KD/613/2020 dated 27/01/2020 (i.e. Lease area 656.50 sq.mt. + 147.86 sq. mt. Titbit area + 63.40 sq. mt. Road setback area).

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

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

The plans are approved as per offer letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-410/1060/2023 dated 18/04/2023 & NOC issued under no. CO/MB/REE/NOC/F-410/1271/2023 dated 09/05/2023 for gross plot area 867.76 sq.mt and Demarcation issued under no. EE/HKD/MB/KD/613/2020 dated 27/01/2020 (i.e. Lease area 656.50 sq.mt. + 147.86 sq. mt. Titbit area + 63.40 sq. mt. Road setback area). The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehrunagar, MHADA Layout, Kurla (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.

3) Executive Engineer HSG Kurla Division/MB for information & necessary action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. Demarcation issued under no.EE/HKD/MB/KD/613/2020 dated 27/01/2020 (i.e. Lease area 656.50 sq.mt. +

147.86 sq. mt. Titbit area + 63.40 sq. mt. Road setback area). However as per offer letter issued by Mumbai Board vide letter no. CO/MB/REE/NOC/F-410/1060/2023 dated 18/04/2023 & NOC issued under no. CO/MB/REE/NOC/F-410/1271/2023 dated 09/05/2023 for gross plot area 867.76 sq.mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla (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.

D.A.:- As above

Copy submitted for information please.

Copy with plan to: 4) Dy. Chief Engineer/B.P. Cell/GM/MHADA

5) Chief ICT Officer/MHADA for information & Uploaded on MHADA web site.

6) Asst. Commissioner 'L' Ward (MCGM)

7) A.A. & C. 'L' Ward (MCGM)

8) A.E.W.W. 'L' Ward (MCGM)

9) The Secretary, Nehru Nagar Kalpataru CHSL (Bldg. no. 4)

  
(Anil N. Rathod)

Executive Engineer / B.P. Cell(E.S.)  
Greater Mumbai MHADA