



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.)

ITC Cell,

M. M. & A. D. Author

Inward No.: 2219

Date: 04-07-24

AMENDED PLAN APPROVAL LETTER

No.MH/EE/ (B.P.)/GM/MHADA-106/1336/2024

E-2267227 DATE-

26 JUN 2024

To
M/s. Ellora Project Consultants Pvt.Ltd

Ninad CHS,Bldg.No 7,317-321

Kher Nagar

Bandra (East) Mumbai

का. अ. / इपक (बु क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1551	04 JUL 2024

Sub: Proposed joint redevelopment of existing building no. 49 known as Azad Nagar Sai Chhaya CHS Ltd. and building no. 50 known as Azad Nagar Himalaya CHS Ltd. on plot bearing C.T.S. No. 183(pt) of Village - Ambivali, Azad Nagar MHADA Layout at Azad Nagar Road no. 3, Off Veera Desai Road, Andheri (West), Mumbai – 400058.

Ref.: 1.MHADA File No. MH/EE/BP/GM/MHADA/106/1336/2023 dtd-18.09.2023
2.Plinth C.C issued on dt. 30.11.2023 .by MHADA
3.Application by L.S. for Amended IOA on dt. 15.05.2024.

Dear Applicant,

With reference to your application dated 15.05.2024 for development permission and grant approval for Amended plan for **Proposed joint redevelopment of existing building no. 49 known as Azad Nagar Sai Chhaya CHS Ltd. and building no. 50 known as Azad Nagar Himalaya CHS Ltd. on plot bearing C.T.S. No. 183(pt) of Village - Ambivali, Azad Nagar MHADA Layout at Azad Nagar Road no. 3, Off Veera Desai Road, Andheri (West), Mumbai – 400058.** The Building Permission is granted subject to compliance of conditions mentioned in IOD dated 18.09.2023 and following conditions:

- 1) All the objections of this office I.O.D. under. MHADA MH/EE/BP/ GM/ MHADA /106/1336/2023 dated 18.09.2023 shall be applicable and should be complied with.
- 2) That the plinth/stilt height shall be got checked by this office staff.
- 3) That the Material testing report shall be submitted.

- 4) That the yearly progress report of the work will be submitted by the L.S./Architect
- 5) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 6) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also will be renewed during the construction work.
- 7) That the NOC from A.A. & C.K/W Ward shall be submitted.
- 8) That the NOC from P.C.O K/W Ward shall be submitted.
- 9) That the requisite Payment shall be made.
- 10) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/W Ward] shall be submitted before applying for C.C.
- 11) That the H.E, NOC shall be submitted before applying for C.C.
- 12) That the revised NOC from CFO Department shall be submitted
- 13) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work. NOC from SWM shall be submitted.
- 14) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 15) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
- 16) Water work certificate of 270-A as per MMC act 1888 shall be submitted before of asking Occupation Certificate
- 17) That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate
- 18) That the provision of Solar Panel shall be made of site.
- 19) That the NOC from Carriage Way K/W Ward shall be submitted
- 20) That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives

issued U/no CAP-2023/CR-170/TC dated 27.10. 2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

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. if applicable.
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 will be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will 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) 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 will not be affected if applicable.
12. That final completion plans shall be submitted 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 shall be submitted.
18. That the 270A certificate as per MMC act shall be submitted.
19. That the provision Electric Charging point for Electric Vehicle shall be submitted.
20. That the Solar Power Generated System Shall be Submitted.

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(Rupesh M. Totewar)

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

Copy submitted for information please.

Copy with plan to:

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner 'K/W' Ward(MCGM)
- 3) Dy.Che.B.P/G.M/MHADA (P.A)
- ✓ 4) Chief ICT Officer/A for info & Upload on MHADA website.
- 5) Architect / Layout Cell (SPA MHADA)
- 6) Ex.Eng./ Bandra Division/ Mumbai Board.
- 7) A.A. & C. 'K/W' Ward (MCGM)
- 8) A.E.W.W. 'K/W' Ward (MCGM)
- ✓ 9) M/s Lotus logistic Builders & Developers.

(Rupesh M. Totewar)

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