



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. H. & A. D. Author
Laward No.: 1762
Date: 17.05.2024

"AMENDED PLAN"

No.MH/EE/BP Cell/GM/MHADA-8/1117/2024

Dated: 28 MAR 2024

E-1967022

का. अ. / इपक (बु. क्षे.) पूर्व उपनगर / प्र.	
जायक क्र.	ET-847
17 MAY 2024	

To,

M/s. Shubh Vastu Lifespace LLP C.A. to Owner.
S-13, Hazaribaug Station Road, Vikhroli (W),
Mumbai 400 083.

Sub: - Proposed redevelopment of existing Building No. 42 known as Tagore Nagar Heramb Chhaya CHSL. Bearing CTS No. 347(pt.), S.No.113(pt.) at Village Tagore Nagar, Vikhroli (E), Mumbai. – 400083.

Ref: - 1) IOA for Zero FSI was issued on 23.05.2022 by MHADA

2) Amended for Zero FSI was issued on 30.08.2022 by MHADA.

3) C.C. upto plinth issued on 06.09.2022 by MHADA

4) Concession u. No. ET-90 approved on dtd. 27.02.2023.

5) Amended plan was issued on 03.04.2023 by MHADA.

6) Further C.C was issued on 07.12.2023 by MHADA

7) Revised Concession u. No. ET-72 approved on 11/03/2024.

8) MHADA NOC u. no. CO/MB/REE/NOC/F-1257/618/2024 Dtd. 12.03.2024.

9) Application letter from Architect Hemant Kankariya of M/s. Deeksha City Scape
Dated 14.03.2024.

Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 23.05.2022 approved by MHADA & the following conditions: -

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. All the payments as intimated by SPA 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.
2. 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.

3. That the Material testing report shall be submitted.
4. That the Civil Aviation NOC from A.A.I. shall be submitted.
5. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
6. That all requisites payment fees, deposits, premium shall be paid.
7. That the payment as per schedule of installment shall be made.
8. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
9. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
10. That the Valid Janata Insurance policy shall be submitted.
11. That the quarterly progress report shall be submitted by L.S./Architect.
12. 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 M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
13. 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.
14. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MHADA and its officers, servants, agents and the CEO/VP, MHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCR 2034.
15. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
16. That the N.O.C. from local electric supply co. shall be submitted.
17. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
18. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.

19. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
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.
21. That the carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

--Sd--

(Prashant D. Dhattrak)
Ex. Engineer (E.S.)/B.P. Cell
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 NOC issued by Mumbai Board vide u. no. CO/MB/REE/NOC/F-1257/618/2024 Dtd. 12.03.2024.

- a) for Gross plot area 979.14Sq. Mt. A set of approved plans for information and necessary action please.

2. The Architect/ Layout Cell/ 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 NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1257/618/2024 Dtd. 12.03.2024 for Gross plot area 979.14Sq.Mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar, MHADA Layout, Vikhroli (E). 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.

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


The set of plans attached herewith for your information & necessary action. The plans are approved as per Demarcation issued by Mumbai Board vide No. EE/HGD/MB/1257/836/2022, dt. 08.04.2022, for Gross plot area 979.14 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar, MHADA Layout, Vikhroli (E). 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.

For forward of information & necessary action.

Copy to:

4. Dy. Ch.E. Eng. /BP Cell / A for information please,
- ✓ 5. Chief ICT Officer/A for info & Upload on MHADA website.
6. A.E.W.W. 'S' Ward (MCGM)
7. A.A. & C. 'S' Ward (MCGM)
8. Assistant Commissioner 'S' Ward (MCGM)
9. Architect Hemant Kankariya of M/s. Deeksha City Scape.


(Prashant D. Dhatriak)
Ex. Engineer (E.S.)/B.P. Cell
Greater Mumbai/ MHADA.