



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-29/950/2024

DATE:-

15 JUL 2024

To,
Architect,
Sae Naigaokar of
M/s. Icon Architect & Engineers
Office No 3/4, Shivam Apt.
Opp. Greater Bank, Sant Janabai Road,
Vile Parle East, Mumbai 400057.

का. अ. / इपव (बु क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1218	16 JUL 2024

Sub: Proposed redevelopment of building no. 57 Known as Subhash Nagar Srushti Co-Op. Hsg Society Ltd. Bearing C.T.S. No. 1424 (pt.) at Village Chembur, Subhash Nagar, Chembur, Mumbai- 400 071.

Ref.: 1. IOD was issued on 11.08.2010 by MCGM

2. Revised concession approved on 21.09.2021 by MHADA.

3. Amended Plans were approved on 06/12/2021 by MHADA

4. FCC were approved on 10/06/2022 by MHADA

5. Revised Concession approved on dated 20.3.2023 by MHADA

6. Architect Sae Naigaokar of M/s Icon Architect & Engineers Application from Amended plans dtd 16.4.2024.

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 11.08.2010 approved by MCGM and Amended plans following -conditions: -

B. Conditions to be Compiled as per Amended Plans dtd.13.04.2016

1. That the RCC design and calculation as per the amended plans considering seismic forces as per the relevant I.S. Codes should be submitted through the registered structural Engineer before starting the work.
2. That the Extra Water Sewerage Charges shall be paid to A.E.W.W. 'M' Ward.
3. That all requisite fees, premiums, deposits etc. shall be paid before applying for CC.
4. That the valid Janata Insurance policy shall be submitted.
5. That the quarterly progress report of L.S. shall be submitted.
6. That as per Circular No. ChE/27921/DP/Gen. dtd.08.01.2014 that the owner and developers and concern Architect / L.S. shall comply and preserve the following documents

- a) Ownership Documents b) copies of IOD CC subsequent amendments O.C.C.,B.C.C. and corresponding canvas plans c) copies of Soil Investigation report d) R.C.C. details and canvas mounted structural drawing e) Structural Stability Certificate from Licensed Structural Engineer f) Structural Audit Report g) all details of repairs carried out in supervision certificate issued by the licensed Site Supervisor h) Building Completion Certificate issued by L.S./ Architect i) NOC and Completion Certificate issued by the C.F.O. k) Fire Safety Audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective Society within period of 30 days. In case of redevelopment of properties and in other cases the same should be handed over which is noted of 90 days after granting Occupation Certificate.

7. That the Registered undertaking for paying additional premium due to increase in land & increase in development charges premium fees and any others short falls as noticed shall be submitted.
8. That the conditions of E.E. (T. & C.) shall be complied with.
9. That the registered undertaking shall be submitted for deficiency in open spaces.
10. that the registered undertaking shall be submitted by owner /Developer /Builder to sell the tenements / flats on carpet area basis only and abide by the previous of Maharashtra ownership flats Regulations of promotion of construction Sale Management and Transfer Act MOFA amended upto date Indemnity Bond Indemnifying M.C.G.M. and as proposal from legal complication arising due to MOFA shall be submitted.

C. Conditions to be compiled before F.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 the payment as per schedule of installment shall be made.
4. That C.C. shall get endorsed.
5. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
6. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
7. That the Valid Janata Insurance policy shall be submitted.
8. That the quarterly progress report shall be submitted by L.S./Architect.

9. That the certificate from GVK informing this office that the AMSL height of topmost elevation of building under reference is within permissible AMSL issued by civil aviation authority shall be submitted before OC.
10. 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.
11. 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.
12. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / 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 1991.
13. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
14. That the N.O.C. from local electric supply co. shall be submitted.
15. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
16. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
17. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
18. Ministry of Environment, forest and Climate change, Govt. of India vide notification no. S.O. 4293 (E) dated 14.10.2021 has accorded sanction to draft notification published u/no S.O. 1719 (dtd). 08.04.2021 and notified an Eco-sensitive zone to an extent varying from 0 (zero) to 3.89 kilometers around the boundary of thane creek flamingo sanctuary. The NOC from "National Wildlife Board". Shall be submitted.
19. That the Revised Parking NOC shall be submitted.
20. That the valid Bank Guarantee shall be submitted.
21. That RUT for providing Darin Pipeline above 15th floor shall be submitted.

22. That the 270 – A Certificate as per MMC Act shall be submitted before asking O.C.
23. That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.

--Sd--

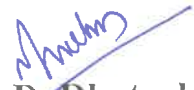
(Prashant D. Dhatrak)
Executive Engineer B.P. Cell(E.S)
Greater Mumbai/ MHADA.

Copy to:

1. The Hon'ble Chief Officer / M.B.,
2. Dy. Ch.Eng./BP Cell/ A
3. Chief ICT Officer/A for info & Upload on MHADA website.

Copy with plan to: 4) Architect/ Layout Cell/ M.B.,

- 5) Executive Engineer Kurla Division, Mumbai Board
- 6) A.A. & C. 'M/W' Ward (MCGM)
- 7) A.E.W.W. 'M/W' Ward (MCGM)
- 8) Assistance Commissioner 'M/W' Ward
- 9) Shri. M/s. Gadkari Builders& Associates C.A. to Subhash Nagar Srushti CHSL, 1st floor, Gadkari Complex, Opp. Metal Box Factory, Mahalaxmi Road, Deonar (E), Mumbai – 400 088.


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