



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-12/375/2024

Date:-

01 JAN 2024



ITC Cell,
M. H. & A. D. Authority
Inward No.: 0062
Date: 03-01-2024

To,
Navghar PURVRANG CHS Ltd
(Bldg. no. 53 & 54)
C.T.S. no. 1287(pt.), Navghar Road,
Tata Colony, MHADA Layout,
Mulund (East), Mumbai: - 400 081.

का. अ. / इपक (बृक्षे)	
पूर्व उपनगर / प्रा.	
जावक क्र.	
ET-032	03 JAN 2024

Sub:- Amended Plans approval for proposed Self-redevelopment of existing building no. 53 & 54, known as "Navghar Purvrang CHS Ltd" on plot bearing C.T.S. No. 1287(pt) S. No. 82/2 (pt) of Village Mulund, at Navghar road, Tata Colony, MHADA Layout, Mulund (East), Mumbai – 400 081.

- Ref:** 1) Application of Architect dated 13.07.2023.
2) Zero FSI IOA issued EE/BP/GM/MHADA-12/375/2019 dtd. 26.09.2019
3) Plinth C.C. issued EE/BP/GM/MHADA-12/375/2020 dtd. 28.07.2020.
4) Amended plan issued vide no. MH/EE/BP/GM/MHADA-12/375/2022 dt. 11.01.2022
5) F. C.C. issued EE/BP/GM/MHADA-12/375/2023 dtd. 13.01.2023.
6) Revise Amended Concession approved by Hon'ble V.P. & CEO vide no. ET-421 dated 31.10.2023

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 26.09.2019& Amended plan dated 11.01.2022 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. T 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 Architect.
8. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23/08/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
9. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
10. That the N.O.C. from local electric supply co. shall be submitted.
11. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
13. That the plinth shall be got checked by this office staff.
14. That the amended Remarks of concerned authorities / empanelled 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, d) 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.
18. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances 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 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) 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.


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

Sd/-

(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

Copy to:

- 1) Chief Officer /Mumbai Board
- 2) Dy. Chief Engineer /B.P. Cell/GM/MHADA
- ✓ 3) Chief ICT Officer /A for information & Upload on Mhada website.
- 4) Architect Layout Cell /MB.
- 5) Executive Engineer / Kurla Division/MB
- 6) Asst. Commissioner 'T' Ward (MCGM)
- 7) A.A. & C. 'T' Ward (MCGM)
- 8) A.E.W.W. 'T' Ward (MCGM)
- 9) Architect Shri. Kaushik Ghate of M/s. Designux Studio.


(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA