

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

**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-22/242/2024

Date: **16 JAN 2024**



ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 269  
Date: 17-01-2024

का. अ. / इपक (बु धे)
परिचय नं. / प्रा.
जावक क.
ET-152 17 JAN 2024

To,  
Shri. Subhash Patil of  
M/s. Subhash Patil & Associates,  
41, Shreerang Shopping Center, Above UCO Bank,  
Shreerang Society, Thane (West).

**Sub:** - Amended plan for Proposed redevelopment of existing Bldg. No. 37 Known as "Nehru Nagar Priyadarshan Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 11 (pt.) of Village Kurla – III, at Nehru Nagar, Kurla (East), Mumbai.

- Ref:-** 1. Your application inward no. ET- dtd. 19.12.2023 submitted by Architect  
2. FSI IOA vide No. MH/EE/BP Cell/GM/MHADA-22 dtd. 16.03.2019  
3. Concession approved u/No. MH/VP/ET-197 dtd 22.07.2019.  
4. Mhada CC vide No. MH/EE/(B.P.)/GM/MHADA-22/242/2019 dtd. 02.08.2019.  
5. 1<sup>st</sup> Amended plan MH/EE/(BP)/GM/MHADA-22/242/2020 dtd. 03.02.2020.  
6. Offer letter No. CO /MB /REE /NOC /F-471 /1524 /2021 dtd. 22.02.2021  
7. Mhada NOC No. CO /MB /REE /NOC /F-471 /390 /2021. dtd. 17.11.2021.  
8. Revised Concession approved u/no. MH/VP/ET-87 dtd.28.03.2022  
9. 2<sup>nd</sup> Amended plan No. MH/EE/(B.P)/GM/MHADA-22/242/2022 dtd. 14.07.2022  
10. Mhada Further CC No. MH /EE /(B.P.)/GM/MHADA-22/242/ 2022 /FCC/ 1/ Amend dtd. 12.08.2022.

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 16.03.2019 and Amended plan dtd.14.07.2022 and subject to compliance of following conditions-

**A : CONDITONS 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 payments 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.
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 L.S.
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. The the Electric point provision at Stilt for charging point of Electric vehicle shall be made on site.
15. That the provision of Solar Panel Shall be made on site.
16. That the certificate of 270A for water connection shall be submitted before asking OCC.

**B: 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 effected 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 certificate 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 approval consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermicular 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/MHADA. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
19. That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. 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. A copy of set of Amended plans is hereby returned as a token of approval.

--Sd--

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

Copy to with plan :

- 1) Chief Officer /Mumbai Board
- 2) Dy. Chief Engineer / B.P. Cell / GM / MHADA
- ✓ 3) Chief ICT Officer /A for info, upload on MHADA web site
- 4) Architect Layout Cell/MB
- 5) Executive Engineer/Kurla Division/MB
- 6) Asst. Commissioner ' L ' Ward (MCGM)
- 7) A.A. & C. ' L ' Ward (MCGM)
- 8) A.E.W.W. ' L ' Ward (MCGM)
- 9) Secretary, Nehru Nagar Priyadarshan Co. Op. Hsg. Soc. Ltd.

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