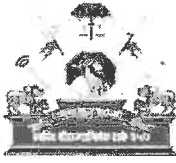




**Building Permission Cell, Greater Mumbai / MHADA**  
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)  
**AMENDED PLAN**



No.MH/EE/(B.P.)/GM/MHADA-1/1271/2023

Date-

31 OCT 2023

ITC Cell,  
M. H. & A. D. Authority

Inward No.: 3103

Date: 06-11-2023

To,

M/s. Aakruti Enterprises

C.A.to Pantnagar Priyadarshani C.H.S. Ltd  
810, Neelkanth Corporate Park, Kirol Road,  
Vidhyavihar (West), Mumbai-400 086.

का. अ. / इपक (बृ क्षे)	
पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET- 1854	06 NOV 2023

**Subject:** Proposed Redevelopment of existing building No.102 known as "Pantnagar Priyadarshani CHS Ltd." on plot bearing CTS No. 184(pt.), of Village Ghatkopar at Pantnagar, Ghatkopar (East), Mumbai – 400 075.

- Ref.:** 1) Zero FSI I.O.A. issued u/no. MH/EE/BP Cell/GM/MHADA-1/1271/2023 Dated 19/04/2023.  
2) Plinth CC issued u/no.MH/EE/(BP)/GM/MHADA-1/1271/2023 /CC/1/New dated 22/06/2023.  
3) MHADA NOC u/no. CO/MB/REE/NOC/F-1457/2593/2023 dated 11/10/2023.  
4) Concession approved by Hon'ble V.P. & CEO/A u/no. ET-436 dt 16/10/2023.  
5) Application of Architect for amended dated 19/10/2023.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 19/10/2023 and delivered to MHADA on 19/10/2023 and the plans, Sections Specifications and Description and further particulars and details of your building on 102 Known as "Pantnagar Priyadarshani CHS Ltd." on plot bearing CTS No. 184(pt.) of Village Ghatkopar at Pantnagar, Ghatkopar (East), Mumbai – 400 075" furnished to this office under your letter dated 19/03/2023, I have to inform you that, I may approve IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as



amended up to date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the owner shall undertake that he will abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
11. That the existing structure shall be demolished before asking plinth C.C.
12. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
13. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.

**B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by PA MHADA shall be paid by the Society/Applicant.
3. That the 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) Tree authority, c) Hydraulic Engineer, d) PCO & e) NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the quarterly progress report of the work will be submitted by the Architect/L.S.
6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the revised R.C.C. design and calculation shall be submitted.
8. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
9. That the latest paid bill from A.A. & C (N-Ward) shall be submitted.
10. That the extra water & sewerage charges shall be paid A.E.W.W. (N-Ward) before C.C.
11. That the valid Janata insurance policy shall be submitted before C.C.
12. Valid SWM NOC shall be submitted before asking C.C.
13. Valid Bank Guarantee shall be submitted before asking C.C.

**C. GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.C./B.C.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 not 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 not 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) CFO /Fire Fighting Provisions, c) Tree authority, d) MHADA if any & e) 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 will be submitted.
18. That the Certificate of 270A as per MMC act shall be submitted before asking O.C.

Sd/-

**(Prashant D. Dhatrak)**  
**Ex.Eng.B.P. Cell (E/S)**  
**MHADA**

Copy to :-

1) Dy. Ch. Eng. (B.P.)Cell/MHADA

✓ 2) Chief ICT Officer/A for information & Upload on MHADA web site.


Copy with plan to: 3) Chief officer/Mumbai Board.

4) Asst. Commissioner 'N' Ward (MCGM)

5) A.A. & C. 'N' Ward (MCGM)

6) A.E.W.W. 'N' Ward (MCGM)

7) Architect Shri. J.L. Rathod of M/s. Consultant Combine.

  
**(Prashant D. Dhatrak)**  
**Ex.Eng.B.P.Cell (E/S)**  
**MHADA**