



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. Authority

Inward No.: 3899

Date: 15-10-24

"AMENDED PLAN"

No.MH/EE/B.PCell /GM/MHADA-9/1309/2024

Date: 25 JUL 2024

To,
Shri. Sachin Rakshe (L.S)
of M/s. Archo Consultant
Room No. 2, Ground Floor, A Wing,
Sun View CHS Ltd. Off Sahakar Theatre,
Tilak nagar, Chembur, Mumbai: - 400 089.

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| का. अ. / इपक (बृ.क्षे) पूर्व उपनगर / प्रा. | |
| जाचक व | दिनांक |
| ET-1803 | 15 OCT 2024 |

Sub : Amended plans for proposed redevelopment of existing building no. 25, Known as Kannamawar Nagar Om Ganesh CHS Ltd. on plot bearing C.T.S. No.356 (pt.) of Village Kannamwar Nagar, Vikroli (East), Mumbai- 400 083.

Ref : 1.Your application inward no. ET -1742dtd. 10/07/2024.
2. Draft Amended plans approval dated 19.07.2024 by Dy. Chief Engineer/B.P. Cell/GM/MHADA.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions-

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That all the conditions of Zero FSOI IOA dated 14/07/2023 shall be complied with.
2. That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall be submitted & plinth shall be got checked by this office staff.
3. All the requisite payments as intimated by various departments of BMC / MHADA shall be paid.
4. That the upto date paid receipts of 'AA & C' 'S' ward shall be submitted.
5. That the extra water & Sewerage charges shall be paid to the BMC & receipt shall be submitted.
6. That the All-Material testing report shall be submitted.
7. That the monthly progress report of the work will be submitted by the Architect.
8. That the NOC for Civil Aviation shall be submitted.
9. That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
10. 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) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) 'A.A. & C' ('S' Ward).

11. That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted.
12. That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted.
13. That the CC for 10% of the BUA for which instalment is granted shall be restricted till the payments of all installments are paid.
14. That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height.
15. That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.
16. That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.
17. That the Air conditioner unit shall be installed in each tenents due to inadequate floor height as proposed and as per the request of the applicant and condition to that effect shall be incorporate in sale agreement.
18. That the Remarks of Carriage Entrance shall be submitted.

C. GENERAL CONDITIONS BEFORE O.C.:

1. That the final NOC from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C if applicable.
2. That the low-lying plot will be filled upto a reduced level of at least 31.98MT town Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.
3. That 3.00mt. wide paved pathway upto staircase will be provided,
4. That the open spaces as per approval, parking spaces and terrace will be kept open.
5. That the name plate/board showing Plot No., Name of the Bldg, etc. will be displayed at a prominent place.
6. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
7. That terraces, sanitary, blocks, nahanis in kitchen will be made Water proof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
8. That final N.O.C. from concerned authorities/empaneled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. &

- C'S' Ward (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.
9. That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will be affected.
 10. That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.
 11. That Site Supervisor certificate for quality of work along with upto date license copy and completion of the work shall be submitted in prescribed format.
 12. That the dry and wet garbage shall be separated and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of BMC the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.
 13. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
 14. That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of BMC shall be provided to the satisfaction of Municipal Commissioner.
 15. That some of the drains shall be laid internally with C.I. Pipes.
 16. That every part of the building constructed and more particularly O.H. Tank will be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
 17. That the dust bin shall be provided.
 18. That the sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held BMC liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.
 19. That all the payments shall be paid.
 20. That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and

quantum of rain water harvested from the RWH completed scheme on site shall be submitted.

21. That the Drainage Completion Certificate shall be submitted.
22. That the Lift Inspector's completion certificate shall be submitted.
23. That the smoke test certificate shall be submitted.
24. That the water proofing certificate shall be submitted.
25. That the parking spaces shall be provided as per DPCR-2034.
26. That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
27. That the final N.O.C. from A.A. & C. 'S' Ward shall be submitted.
28. That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd. 18.10.2022.
29. That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.
30. That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

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

--Sd--


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

submitted for information please:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for info & upload on MHADA website

Copy with plan to: 4) Architect Layout Cell /MB

- 5) Asst. Commissioner 'S' Ward (BMC)
- 6) A.A. & C. 'S' Ward (BMC)
- 7) A.E.W.W. 'S' Ward (BMC)
- 8) The Secretary/Chairman Kannamwar Nagar Om Ganesh CHS Ltd.
- 9) Owner/Developer M/s. Metrix Construction Builders & Developers


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