



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.)

APPROVAL LETTER FOR CHANGE OF ACTIVITY FROM DEPARTMENTAL STORE TO NURSING HOME

ITC Cell,

M. M. & A. D. Author

Laward No.: 1263

Date: 22.03.2024

No.MH/EE/(B.P.)/GM/MHADA-105/562/2024

DATE- 21 MAR 2024

1709228

To,

M/s. Parshwanath Ventures LLP

115, Bullion House, Tembakata Lane,

Opp. Dagina Bazar, Pydhone,

Mumbai- 400 003.

का. अ. / इपक (बु. के.)
पश्चिम
जावक क्र.
ET-705 22 MAR 2024

Sub: - Proposed change of activity from existing commercial departmental store to Commercial (Nursing Home) and addition / alteration and internal changes on 1st floor in existing building known as D.N. Nagar Jyoti CHSL on plot bearing C.T.S.no. 195(pt) at village Andheri, Andheri (West), Mumbai 400053.

Ref: - Application Submitted by Architect Shri. Heramb Jagtap of M/s. HRJ Architect & PMC dt. 23.02.2024.

Dear Application,

With reference to your Application dated 23.02.2024 for Proposed change of activity from existing commercial departmental store to Commercial (Nursing Home) and addition / alteration and internal changes on 1st floor in existing building known as D.N. Nagar Jyoti CHSL on plot bearing C.T.S.no. 195(pt) at village Andheri, Andheri (West), Mumbai 400053. I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, my approval by reasons there of subject to fulfillment of condition mentioned as under:-

1. The approval to the proposed work is granted on the basis of Certification cum undertaking given by the Architect along with the proposal & plan submitted by Architect along with the proposal.

2. The work is carried out as shown in the plan approved under even number, without making any changes to the structural members/ walls or without damaging the structural members of the building.
3. The work shall not be done in heritage structure & shall not be against provisions of prevailing Development Control Regulation.
4. The work shall not involve any modification or alteration to structural members of the building of the building or shall not require any structural changes.
5. The work shall be executed under the supervision of appointed Architect/Structural Engineer as per the plans approved by B.P.(P.A.) MHADA, as submitted by you only and all the materials for the work shall be used of good and standard quality as per Indian standard codes.
6. The use of the premises shall remain for the same purpose as per this approval letter.
7. The external walls or any load bearing walls shall not be removed or any changes to the same shall not be done during carrying out the proposed work.
8. The approval to the work is granted on the basis of documents submitted for the proposal. The approval shall stand revoked/ cancelled in case the documents, information provided are found false or fabricated. The action will be initiated for the same & for work carried out, as deemed fit by law.
9. This approval is granted based on the certification submitted by Architect & Indemnity cum undertaking by owner for the proposed work.
10. Owner has to follow & comply all the necessary requirement as per the CFO NOC issued for the change of user.
11. There should not be any damage caused to any structural member, Electric wiring, Leakage, seepage & connection of flat above & below due to change & amalgamation of flats.


12. There should be no disturbance cause to any people leaving in the surrounding of the said premises. Owners are solely held responsible if any accurance is caused due to amalgamation of subjected premises.
13. This approval is granted in consonance with the OCC plans issued by MHADA u.no. MH/EE/B.P./GM/MHADA-105/562/2022. dt. 03.02.2022
14. If any kind of violation in BUA is observed. You will be solely held responsible for the same & you will be liable for action u/s. 53(17 of MRTP Act1966)
15. Necessary NOC from health department etc. submitted before completion.
16. 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.

--Sd--

(Rupesh M. Totewar)
Executive Engineer (W.S.)
B.P.Cell/ (GM)/MHADA

Copy submitted for information please.

- 1) Chief Officer/M.B./ MHADA.
- 2) Dy. CE/ BP Cell/ MHADA.
- ✓ 3) Chief ICT Officer/A for information & Upload on MHADA website.
- 4) Asst. Commissioner K/West (MCGM)
- 5) Executive Engineer/ Bandra Div./M.B./MHADA.
- 6) A.A. & C. K/West (MCGM).
- 7) A.E.W.W.K/West (MCGM).
- 8) Architect. Shri. Heramb Jagtap of M/s. HRJ Architect & PMC


(Rupesh M. Totewar)
Executive Engineer (W.S.)
B.P.Cell/ (GM)/MHADA

ECT/A