



## 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.: 3901

Date: 15-10-24

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-1/1087/2024

Date: 14 AUG 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.

का. अ. / इपक (बु. के)  
पूर्व उपनगर / प्रा.

दिनांक

ET-1805 15 OCT 2024

**Sub:** Amended Plans for proposed redevelopment of existing building No .93, known as Pant Nagar Sai Bhavan CHS Ltd. on plot bearing C.T.S. No. 184 (pt.), of Village Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai- 400075.

**Name of the Society:** Pant Nagar Sai Bhavan CHS Ltd.

**Name of the owner:** M/s. HS Construction C.A. to Society.

**Architect/ L.S.** : Shri. Sachin Rakshe of M/s. Archo consultants.

**Layout Name** : Pant Nagar, Ghatakopar.

**Reference** : 1. Your application inward no. ET – 1717 dtd. 09.07.2024.  
2. Draft Amended plans approval dated 23.07.2024 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 is hereby approved subjected to following conditions-

### B: BEFORE FURTHER C.C

1. That all the conditions of Zero FSOI IOA dated 08.04.2022& Amended plans dated 24.04.2023 shall be complied with.
2. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
3. That all requisites payment fees, deposits, premium shall be paid.
4. That C.C. shall get endorsed.
5. That the up-to-date paid receipts of A. A. & C. N ward shall be submitted.

6. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
7. That the Valid Janta Insurance policy shall be submitted.
8. That the quarterly progress report shall be submitted by L.S.
9. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
10. 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.
11. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the Material testing report for construction materials used at site shall be taken as per required frequency.
14. That the yearly progress report of the work will be submitted by the Architect.
15. 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.
16. 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 shall be strictly followed on Site.
17. That the Remarks of Carriage Entrance shall be submitted.
18. That the M&E consultants remark for ventilation to AVS & toilet shall be submitted.
19. That the HRC approval shall be submitted. If construction height of subjected building is more than 120 m. height.
20. That all the conditions stipulated in MHADA NOC letter bearing no. CO/MB/REE/NOC/F-1345/1197/2024 dtd. 28.05.2024 shall be complied with.

21. That the regd. u/t. from the developer to the effect that meter cabin, stilt Portion, society office, servants' toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.

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

--Sd--


**(Prashant D. Dhatrak)**  
**Executive Engineer (E.S.)**  
**B.P. Cell /GM/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) Executive Engineer/Kurla Division/MB
- 6) Asst. Commissioner 'N' Ward (MCGM)
- 7) A.A. & C. 'N' Ward (MCGM)
- 8) A.E.W.W. 'N' Ward (MCGM)
- 9) The Secretary/Chairman Pant Nagar Sai Bhavan CHS Ltd
- 10) Owner/ Developer M/s. HS Construction.

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

