



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 IOA PLAN APPROVAL LETTER

HTC Cell,

M. H. & A. D. Authority

Inward No.: 1086

Date: 13.03.2024

No.MH/EE/(B.P.)/GM/MHADA-104/1100/ 2024.

DATE- 12 MAR 2024

To,

M/s. Viral Properties & Investment Pvt. Ltd.

C.T.S. No. 195/192/B of village Andheri &

C.T.S. No.3A/4 of village Vile Parle,

JVPD, Vile Parle (W), Mumbai – 400049.

का. अ. / इपक (वृक्ष)	
पश्चिम लानगर व शहर/ प्रा.	
जावक क	दिनांक
ET-600	13 MAR 2024

Sub: - Proposed Redevelopment of existing Plot No. 120 known as Saket CHS LTD of M/s. Viral Properties & Investments Pvt.Ltd. "for Dharamshala"on Plot bearing C.T.S. No. 195/192/B of village Andheri & C.T.S. No.3A/4 of village Vile Parle West, at JVPD, MHADA Layout, Vile Parle (West), Mumbai-049.

Ref.:-1. IOA issued by MHADA under even no. MH/EE/(B.P.)/GM/MHADA-104/1100/2022 dated 18/04/2022

2. Architects Application dated 27/04/2023.

Dear Applicant,

With reference to your application dated 27/04/2023 for development permission and grant approval for Amended plans to redevelop your building Proposed Redevelopment of existing Plot No. 120 known as Saket CHS LTD of M/s. Viral Properties & Investments Pvt.L td. "for Dharamshala"on Plot bearing C.T.S. No. 195/192/B of village Andheri & C.T.S. No.3A/4 of village Vile Parle West, at JVPD, MHADA Layout, Vile Parle (West), Mumbai-400 049, the amended building permit is granted subject to compliance of following conditions: -

A. CONDITIONES TO BE COMPLIED WITH BEFORE STARTING THE WORK/ BEFORE PLINTH C.C. :-

- 1) That the compliance of the conditions mentioned in IOA u/no. MH/EE/(B.P. Cell)/GM/MHADA-104/1100/2022.
- 2) That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
- 3) 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.
- 4) 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.
- 5) Janata Insurance Policy shall be submitted.
- 6) That the 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. Bore well shall be constructed in consultation with K/W/MCGM.
- 7) That the work shall be carried out between 10:00 A.M. to 6:00 P.M.
- 8) Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
- 9) That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
- 10) The safety measure shall be taken on site.
- 11) Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
- 12) That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated: - 11.06.2018 shall be submitted before C.C.
- 13) That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
- 14) That the undertaking from Owner shall be submitted as per the format mentioned in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
- 15) That the RUT shall be submitted stating that the electric substation shall not be misused in future.
- 16) That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.

- 17) RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
- 18) That the Tree NOC Shall be submitted.
- 19) That the Carriage Entrance permission from MCGM shall be submitted.
- 20) That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.

Hon'ble VP & CEO/A MHADA has appointed **Shri. Rupesh M. Totewar / Executive Engineer** to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Enclose: plans

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

Copy submitted in favor of information please.

- 1) Architect Ujwal Satish Bhole of M/s UB Architects.
- 2) Deputy Chief Engineer/BP Cell/ A.
- 3) Chief ICT Officer/A for info & Upload on MHADA website.
- 4) Executive Engineer/ Bandra Div./ Mumbai Board
- 5) REE/ Mumbai Board.
- 6) Asst. Commissioner, H/West Ward.
- 7) A.A. & C.,H/West Ward.
- 8) A.E.W.W., H/West Ward.

For your information please.


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

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