



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/ 952 /2023

Date: 10 NOV 2023



To,
The Architect/L. S.
Shri. Hemant Bhavsar
101/102, Samriddhi Apartment,
Off. Ganesh Gavade Road, Mulund (West),
Mumbai – 400 080.

का. अ / इपक (बु.क्षे) पुर्व. उ.नगर / पा.	
जायक क्र.	दिनांक
ET-1940	13 NOV 2023

Sub: Proposed redevelopment of the existing building No. 43 known as "Pant Nagar Shivkunj CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

- Ref.:**
- 1) Application of Architect vide ET-2624 dated 18/09/2023.
 - 2) IOA plan vide No. EE/BP Cell/GM/MHADA-1/952/2021 dated 07/12/2021.
 - 3) Plinth C.C. issued vide no. MH/EE/(B.P.)/GM/MHADA-01/952/2022/FCC/1/New on Dated 09/03/2022.
 - 4) Amended plan issued vide No.MH/EE/(B.P.)/GM/MHADA-01/952/2022 on Dated 25/07/2022.
 - 5) C.C. re-endorsed issued vide no. MH/EE/(B.P.)/GM/MHADA-01/952/2022/FCC/1/New on Dated 02/08/2022.
 - 6) Revise Concession approved from Hon'ble V.P. & CEO/A vide no. ET-398 dated 04/09/2023.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 07.12.2021 and Amended plan dt. 25.07.2022 subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. 'N' ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by Architect.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
9. 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.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. That the plinth shall be got checked by this office staff.
15. 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) Water Works, c) Tree authority, c) Hydraulic Engineer, e) PCO, f)NOC from Electric Supply Company.
16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
17. That the yearly progress report of the work will be submitted by the Architect.
18. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
19. The condition stating that indicative floor height shall be incorporated while executive sale agreement.
20. 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.

B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted before submission of B.C.C.
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 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 be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) 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 shall not be affected if applicable.
12. That final completion plans 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 dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

--Sd--

(Prashant D. Dhattrak)
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 information & Upload on MHADA website.

Copy with plan to: 4) Architect Layout Cell/Mumbai Board.

- 5) Executive Engineer/Goregaon Division/Mumbai Board.
- 6) Asst. Commissioner 'N' Ward (MCGM)
- 7) A.A. & C. 'N' Ward (MCGM)
- 8) A.E.W.W. 'N' Ward (MCGM)
- 9) The Secretary, Pant Nagar Shivkunj CHSL (Bldg. no. 43)
- 10) M/s Rajashree Shivkunj Developers LLP.
C.A. to society Pant Nagar Shivkunj CHSL.

(Prashant D. Dhattrak)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA.

ICT/A