



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.)

ETC Cell,

M. E. & A. D. Authority

Laward No.: 1659

Date: 07.05.2024

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-1/1315/2024

Date:

23 APR 2024

To,

M/s. Avvad Realcon LLP,

C.A. to society Pant Nagar CHSL
(Bldg. no. 181).

Office No. 1 & 2, Building no. 130,
Shubham Aura CHSL, Pant Nagar,
Ghatkopar (E.), Mumbai- 400 075.

का. अ. / इपक (वृक्षे)	
जांचक क्र.	
ET-780	07 MAY 2024

Sub: Proposed redevelopment of the existing building No.181 known as "Pant Nagar CHS LTD" on Final Plot no. 320 (pt.) of T. P. Scheme Ghatkopar-III, MHADA Layout, C.T.S. No. 5684 (part), Survey no. 236-A of Village Ghatkopar – Kirol, Ghatkopar East, Mumbai- 400 075.

Ref: 1) Application of Architect vide no. ET-791 dt. 26.03.2024.

2) Offer letter of MB vide No. CO/MB/REE/NOC/F-1479/1192/2023 dated 28/04/2023.

3) NOC letter of MB vide No. CO/MB/REE/NOC/F-1479/882/2024 dated 10/04/2024.

4) Zero FSI IOA issued by MHADA vide no. MH/EE/(B.P.)/GM/MHADA - 1/1315/2023 dt. 20/07/2023.

5) Plinth C. C. for Zero FSI issued by MHADA vide no. MH/EE/(B.P.)/GM /MHADA-01/1315/2023/CC/New dt. 04/09/2023.

6) Concession approved from Hon'ble V.P. & CEO/A vide no. ET-484 dated 20/11/2023.

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 Zero FSI I.O.A. dated 20.07.2023 and 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 & OHT.
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. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
18. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government 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 confirmation regarding road set back of the plot from component authority shall be submitted.

19. 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.
20. That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government 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.

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


--Sd--
(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Dy. Chief Engineer/GM/MHADA.
- ✓ 3) Chief ICT Officer/Afor information & upload on MHADA website

Copy with plan to:

- 4) Architect / Layout Cell (SPA MHADA).
- 5) Asst. Commissioner 'N' Ward Ward (MCGM) .
- 6) A.A. & C. 'N' Ward (MCGM).
- 7) A.E.W.W. 'N' Ward (MCGM).
- 8) The Secretary Pant nagar CHS Ltd (Bldg. No. 181).
- 9) Architect/L.S.-M/s. KVin Designer & Consultant.


(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA