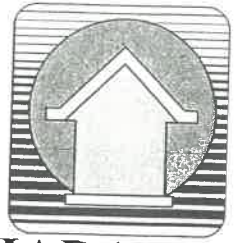




म्हाडा

MHADA



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. M. & A. D. Authority

Inward No.: 2964

Date: 26.08.24

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-9/1260/2024

Date: 23 AUG 2024

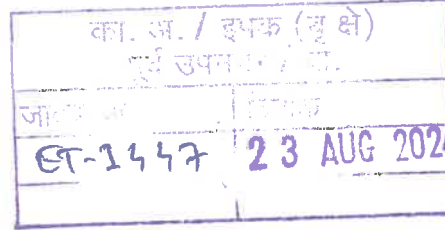
To,

Aditi Dabholkar (Architect)

502-503, Autumn Hay,

Neptune Living Point, L.B.S Marg,

Bhandup (W) Mumbai: - 400 078.



Sub :

Amended plan for Proposed redevelopment of Existing Bldg. No. 149 known as Kannamwar Nagar Ashwamedh CHS Ltd on plot bearing C.T.S. No. 356(pt) of village Hariyali, at Kannamwar Nagar, Vikhroli (East), Mumbai.

Name of the Society: Kannamwar Nagar Ashwamedh CHS Ltd

Name of the Owner : M/s. Reliable India Corporation. CA to Society

Layout Name : Kannamwar Nagar MHADA Layout

Ref :

1. Your application dtd. 16.08.2024

2. Zero FSI IOA issued by MHADA u/no. MH/EE/(B.P)/GM/MHADA-9/1260/2024 dtd. 21.03.2023

3. Amended Plans dtd. 24.07.2023

Dear Applicant,

With reference to your Notice u/s 44(1) ii of MRTP Act 1966 submitted with letter on 16.08.2024 with plan, Sections Specifications and Description and further particulars and details of your building Proposed redevelopment of existing building known as ASHWAMEDH CHSL on plot bearing CTS No. 356(pt), Village Hariyali, at Kannamwar Nagar MHADA Layout, Vikhroli (East) Mumbai, furnished to me under Architect letter, dated 16.08.202. I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stilt height completion certificate from Architect/ Str. Engineer/

Site Supervisor shall be submitted & Plinth shall be got checked by this office staff.

2. All the requisite payments as intimated by various departments of MCGM/ MHADA shall be paid.
3. That the upto date paid receipts of AA & C "S" ward shall be submitted.
4. That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.
5. That the All Material testing report shall be submitted.
6. That the monthly progress report of the work will be submitted by the Architect.
7. That the NOC for Civil Aviation shall be submitted.
8. That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
9. That the amended Remarks of concerned authorities/ empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) A.A. & C (S/EAST)
10. That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted.
11. That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted if applicable.
12. That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid.
13. That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height.
14. That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.
15. That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.
16. That the NOC from power Supply Company shall be submitted.
17. That the RUT to incorporate clause that the prospective purchaser/occupant will

- be made aware regarding inadequate width of bath & not to complaint in future shall be submitted.
18. That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.
 19. The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted.
 20. That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
 21. That the structural design including provision of seismic /wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.
 22. That all the conditions stipulated in MHADA NOC letter bearing no. CO/MB/REE/NOC/F-1464/742/2023 dated 14.03.2023 and MHADA offer letter bearing no. CO/MB/REE/NOC/F-1464/ 643/2023 dtd. 03.03.2023 shall be complied with.
 23. 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.

B. GENERAL CONDITIONS BEFORE O.C.:

1. That the final NOC from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C if applicable.
2. That the low lying plot will be filled upto a reduced level of at least 31.98MT town Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.
3. That min 3.00mt.wide paved pathway upto staircase will be provided,
4. That the open spaces as per approval, parking spaces and terrace will be kept open.
5. That the name plate/board showing Plot No., Name of the Bldg, etc. will be displayed at a prominent place.

6. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
7. That terraces, sanitary, blocks, nahanis in kitchen will be made Water proof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
8. That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (K/WEST) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.
9. That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will be affected if applicable.
10. That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.
11. That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall be submitted in prescribed format.
12. That the dry and wet garbage shall be separated and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.
13. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
14. That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall be provided to the satisfaction of Municipal Commissioner.
15. That some of the drains shall be laid internally with C.I. Pipes.

16. That every part of the building constructed and more particularly O.H. Tank will be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
17. That the dust bin shall be provided.
18. That the Sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. / MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.
19. That all the payments shall be paid.
20. That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be submitted.
21. That the Drainage Completion Certificate shall be submitted.
22. That the Lift Inspector's completion certificate shall be submitted.
23. That the smoke test certificate shall be submitted.
24. That the water proofing certificate shall be submitted.
25. That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.
26. That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
27. That the final N.O.C. from A.A. & C. (S) shall be submitted
28. That the provision for electric charging point for electric vehicle shall be

made as per circular no. FB/H/1035 dtd.18.10.2022.

29. That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.

30. 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.

Hon'ble VP & CEO / MHADA has appointed Shri. Prashant D. Dhatrak/ Executive Engineer/ BP Cell/ A to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--

(Prashant D. Dhatrak)
Ex.Eng.B.P.Cell (E/S)
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 'S' Ward (MCGM)
- 7) A.A. & C. 'S/East' Ward (MCGM)
- 8) A.E.W.W. 'S/East' Ward (MCGM)
- 9) M/s. Reliable India Corporation. CA to Society


(Prashant D. Dhatrak)
Ex.Eng.B.P.Cell (E/S)
MHADA