



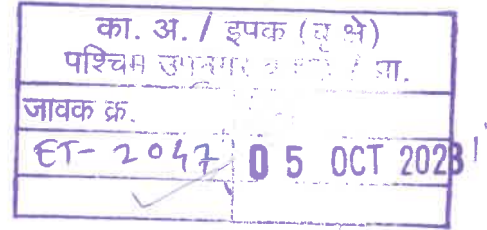
## Building Permission Cell, Greater Mumbai / MHADA

(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/BPCell/GM/MHADA-61/553/2023

Date **21 SEP 2023**



To,  
Arch. Jigar Nagda of  
M/s. 3 Dimensional Consultants LLP  
Hubtown Solaris, 236,  
2<sup>nd</sup> floor, Professor N.S. Phadke Road,  
Bima Nagar, Andheri (East), Mumbai – 400 069.

**Sub:-**Proposed Joint Redevelopment of Existing Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL & existing bulding no. 91 & 92 known as Dindoshi Parishram CHSL on plot bearing CTS No. 109(pt) & 111(pt) of Village Dindoshi Nagar (E) Mumbai-400097.

- Ref:-** 1) MH/EE/B.P. Cell /GM/ MHADA-60/553/2020 Zero FSI IOA dt.06.11.2020  
2) MH/EE/B.P. Cell /GM/ MHADA-60/553/2020 Zero FSI Plinth C.C. dt. 09.02.2022.  
3) MH/EE/B.P. Cell /GM/ MHADA-60/553/2020 revised Zero FSI IOA. dt. 19.04.2023.  
4) MH/EE/B.P. Cell /GM/ MHADA-61/553/2020 Zero FSI Plinth C.C. dt. 08.06.2023.  
5) Concession approved by Hon'ble V.P. on dtd. 31.08.2023.  
6) Application Letter for approval of Amended Plan from Arch. Jigar Nagda of M/s 3 Dimensional Consultant LLP on dtd. 29.08.2023.

Dear Applicant,

With reference to your above letter and in continuation to the Zero FSI IOA issued vide letter No.EE/BP Cell/GM/MHADA-60/553/2020 dated 06.11.2020 this is to inform you that the above amended plans for FSI potential submitted by you are



approved subject to the compliance of the conditions mentioned in Intimation of approval dt.06.11.2020, and following conditions-

**B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.**

- 1) All the objections of this office I.O.D. under even no. dated 06.11.2020 shall be applicable and should be complied with.
- 2) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 3) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 4) That the NOC from A.A. & C., P/N Ward shall be submitted.
- 5) Registered Undertaking-cum-Indemnity Bond as EODB as mentioned in circular u/no.CHE/DP/30567/Gen. dtd. 04.01.2017. & the conditions Mentioned in the said circular shall be complied with.
- 6) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work. NOC from SWM shall be submitted.
- 7) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 8) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
- 9) RUT as per Govt. order of industry energy & labour dept. about the registration of all Working labours working on site.

- 10) That the plinth/stilt height shall be got checked by this office staff.
- 11) All the payments as intimated by SPA MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
- 12) 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) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
- 13) That the Material testing report shall be submitted.
- 14) That the yearly progress report of the work will be submitted by the L.S./Architect.

**C:GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.
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 kept 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 will be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will 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 Consent / 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 will not be affected if applicable.
12. That final completion plans shall be submitted 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 shall be submitted.
18. Certificate of 270 – A as per MMC act – 1888 shall be submitted before asking OCC.
19. Provision for electric charging vehicle shall be made.

ICT/A

VP & CEO/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.


--Sd--

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

Copy to,

Copy with plan to:

- 1) Hon'ble Chief Officer/M.B
- 2) Dy.Ch.E/BPC/MHADA
- 3) Chief ICT Officer/A for info , upload on MHADA web site.
- 4) Executive Engineer Goregaon Division
- 5) Architect Layout Cell
- 6) Asst. Commissioner 'P' North Ward (MCGM)
- 7) A.A. & C. 'P' North Ward (MCGM)
- 8) A.E.W.W. 'P' North Ward (MCGM)
- 9) Secretary – Dindoshi Shri Satyam CHSL &  
Dindoshi Parishram CHSL
- 10) Shri. Vinay G. Singh of M/s. JE & VEE Infrastructure

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