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1167

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-22/598/2021

Date:- **17 JAN 2022**



स्वातंत्र्याचा अमृत महोत्सव

To,
Architect,
Shri. Vilas Dikshit of M/s. Shilp Associates,
317, E-Square, Subhas Road, above State Bank of India,
Vile-Parle (E), Mumbai – 400057.

Sub: Proposed Redevelopment Existing building on bldg. No. 134, Nav Vishwavihar CHS Ltd., situated on, C.T.S. No. 2(pt.) at Nehru Nagar, Kurla (E), Mumbai.

Ref.: 1. Architect Application for Amended plans dtd. 13.12.2021.

Dear Applicants,


With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 25.02.2021 approved by MHADA and Amended plans following conditions: -


1. That the plinth/stilt height shall be got checked by this office staff.
2. 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.
3. 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) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect.

6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
8. That all requisites payment fees, deposits, premium shall be paid.
9. That the payment as per schedule of installment shall be made.
10. That C.C. shall get endorsed.
11. That the up-to-date paid receipts of A. A. & C. L ward shall be submitted.
12. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
13. That the Valid Janata Insurance policy shall be submitted.
14. That the quarterly progress report shall be submitted by L.S./Architect.
15. That the certificate from GVK informing this office that the AMSL height of topmost elevation of building under reference is within permissible AMSL issued by civil aviation authority shall be submitted before OC.
16. 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 M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
17. 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.
18. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCR 1991.
19. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
20. That the N.O.C. from local electric supply co. shall be submitted.
21. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

- 22. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
- 23. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
- 24. Ministry of Environment, forest and Climate change, Govt. of India vide notification no. S.O. 4293 (E) dated 14.10.2021 has accorded sanction to draft notification published u/no S.O. 1719 (dtd). 08.04.2021 and notified an Eco-sensitive zone to an extent varying from 0 (zero) to 3.89 kilometers around the boundary of thane creek flamingo sanctuary. The NOC from "National Wildlife Board". Shall be submitted.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.


S.E.B.P. Cell (E.S.) Dy. E. B.P. Cell (E.S.)
MHADA MHADA


(Anil N. Rathod)
Executive Engineer (ES)/B.P. Cell
Greater Mumbai/ MHADA.

ISSUED

Copy to:

The Hon'ble Chief Officer / M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no.CO/MB/REE/NOC/F-305/3110/2021 dated 20.12.2021 for gross plot area 864.25 sq.mt.

A set of approved plan for information and necessary action please.

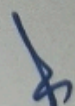
2) The Architect/ Layout Cell/ M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-305/3110/20201 dated 20.12.2021 for gross plot area 864.25 sq.mt.

A set of approved plan for information and necessary action please.

3) Executive Engineer Kurla Division, Mumbai Board for information & necessary action: -

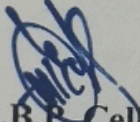
The set of plans attached herewith for your information & necessary action. The plans are approved as per Demarcation letter issued by Mumbai Board vide no. EE/HGD/MB/2485/10dtd. 03.03.2021 for gross plot area 864.25 sq.mt



The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar, MHADA Layout, Kurla (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy with plan to:

- 4) Dy. Ch.Eng./BP Cell/ A for information please,
- 5) A.A. & C. 'L' Ward (MCGM)
- 6) A.E.W.W. 'L' Ward (MCGM)
- 7) Assistance Commissioner 'L' Ward
- 8) Shri. M/s. Advait Builder & Developers C.A. to Nav
Wisvavihar Co-Op. Hsg. Soc. Ltd. Nehru Nagar, Kurla
(E), Mumbai.
- 9) Roha realty Private Limited, Plot A 44/45, MIDC Marol,
Andheri (EAST), Mumbai - 400 093.


S.E.B.P. Cell (E.S.) Dy. E. B.P. Cell (E.S.)
MHADA MHADA

(Anil N. Rathod)
Executive Engineer (ES)/B.P. Cell
Greater Mumbai/ MHADA

ISSUED