

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/BP Cell/GM/MHADA-1/837/2021

Date- 20 AUG 2021

To,
Architect Shri. Kishore R Lotlikar
of M/s. Innovations. 209, Veena
Industrial Estate, LBS Road, Vikhroli (W),
Mumbai-400083

Sub:- Proposed Redevelopment of Building No. 77 and 79 Society Known as "Pantnagar Gajmukh CHS Ltd." on plot bearing CTS nos.185 A(Pt.) of Village Ghatkopar at Pantnagar, Ghatkopar East, Mumbai-400075.

- Ref :** 1. Zero FSI I.O.A. U/No.MH/EE/BPCell/GM/MHADA-1/837/2021 dt.14/07/2021.
2. FSI plinth C.C. U/No.MH/EE(B.P.)/GM/MHADA-1/837/2021 dt.23/07/2021.
3. Architect application for amended approval dated 05/08/2021.

Dear Applicant,

With reference to your above letter and in continuation to the Zero FSI IOA issued vide letter No. MH/EE/BPCell/GM/MHADA-1/837/2021 dt.14/07/2021 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.14/07/2021, and following conditions-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
11. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
12. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.

B: FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed/Labour Camp shall be either tarpaulin or G.I. Sheets.
3. That this Temporary Shed/Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.

5. That the temporary shed shall be constructed to the approved size and measurement and shall exceed the permitted area.
6. That you shall pay the sum of Rs./-(in Words Rs.) as a security Deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
7. That you shall pay the sum of Rs. (in Words Rs.) as Deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.
8. That the permission shall effective upto completion of the project.
9. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
10. That in case of your failure to remove the Temporary Shed/Labour Camp on or before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.
11. That you shall pay fees at the rate of the Rs. /-per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.
12. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.

C. CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by PA MHADA shall be paid by the Society/Applicant.
3. That the 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) Tree authority, c) Hydraulic Engineer, d) PCO & e) NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the quarterly progress report of the work will be submitted by the Architect/L.S.
6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the revised R.C.C. design and calculation shall be submitted.
8. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
9. That the latest paid bill from A.A. & C (N^o Ward) shall be submitted.

10. That the extra water & sewerage charges shall be paid A.E.W.W. 'N' Ward before C.C.
11. That the valid Janata insurance policy shall be submitted before C.C.
12. Valid SWM NOC shall be submitted before asking C.C.
13. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per Suo motto SLP in Supreme Court.
14. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
15. That the if land w/ref. falls within 10.00 km. buffer from the boundary of Eco-Sensitive zone of Thane Creek flamingo Sanctuary, remarks from the same shall be submitted as per the Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/04/2021.

D. GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.C./B.C.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 not 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 not 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) CFO /Fire Fighting Provisions, c) Tree authority, d) MHADA if any & e) 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 will be submitted.

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

- 1) 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 letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1193/916/2021 dated 23/04/2021 for gross plot area 1618.49 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 letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1193/916/2021 dated 23/04/2021 for gross plot area 1618.49 sq.mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar MHADA Layout Ghatkopar 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.

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

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

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide u/no. EE/DE-V/KD/MB/731/2021 dt.10/03/2021 having plot area 1620.77 sq.mt. if any deviation/Variation accordingly separate demarcation shall be submitted within a week period to this office.

D.A. :- As above

Copy to :- 4) Dy.Ch.Eng.(B.P.) Cell MHADA

Copy with plan to: 5) A.A. & C. 'N' Ward (MCGM)

6) A.E.W.W. 'N' Ward (MCGM)

7) M/s. VL Gajamukh Developers LLP

C.A. to Pantnagar Gajamukh CHS. Ltd.

Shop No.2, C-wing, Bldg No.150 Stella Residency,

Kannamwar Nagar- I, Vikhroli(E),Mumbai – 400083.


(Anil N. Rathod)

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

