

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 INTIMATION OF APPROVAL (I.O.A)



महाराष्ट्र सरकार
ग्यातंत्र्याचा अमृत महोत्सव

No. EE/BP Cell/GM/MHADA-51/856/2021

Dated :-

12 JAN 2022

To,

M/s Khodiyaar Construction,
CA to Siddharth Nagar Shivam C.H.S.L.,
Lessee to MHADA.

Sub: Proposed redevelopment of Bldg. No. 17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai.

- Ref:**
1. Concession approval from Hon'ble V.P./MHADA dtd. 08.06.2021
 2. Zero FSI IOA u/no. MH/EE/BP Cell/GM/MHADA-51/856/2021 dated 15.07.2021.
 3. Zero FSI CC u/no. MH/EE/BP Cell/GM/MHADA-51/856/2021 dated 29.07.2021
 4. Application for IOA by Architect M/s Space Moulders dated 03.11.2021.

Sir,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted to this office vide representation under inward no.ET-2659 dated 18.06.2021 and the plans, Sections Specifications and Description and further particulars and details of IOA proposal for redevelopment of Bldg. No.17, C.T.S. No. 348 (pt), at Siddharth Nagar, Pahadi Goregaon, Goregaon (West), Mumbai, I have to inform you that, I may approve the building or work proposed to be erected or executed and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

[Handwritten Signature]

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That all the conditions of Zero FSI IOA dtd. 15.07.2021 issued u/no. MH/EE/BP Cell/GM/MHADA-51/856/2021 shall be complied with.
2. That the plinth shall be got checked by this office staff.
3. All the payments as intimated by Building Proposal Cell/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.
4. That the Remarks of concerned authorities / empanelled consultants for the approved plan, 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.
5. That the Material testing report for construction materials used at site shall be taken as per required frequency.
6. That the yearly progress report of the work will be submitted by the Architect.
7. That the design and specification for mechanized parking tower shall be obtained from the Consultant/Manufacturer.
8. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM/Private Consultant.
9. That the Registered Undertaking stating that the owner shall pay the entire stamp duty of the area for which he has availed benefit for 50% reduction in premium as per govt. GR dtd. 14/01/2021 & MHADA Notification/Circular dtd. 23/02/2021.

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

1. That the final N.O.C./Consent to O.C. from MHADA shall be submitted and requirements therein shall be complied with 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.

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5. That the open spaces as per approval, parking spaces and terracc 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 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,h) E.E. T & C 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 provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
15. 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.
16. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.

17. 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.

VP & CEO / MHADAhas appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


(Dinesh Mahajan)

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