



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. EB/2701/E/A/337/4/Amend dated 11.12.2024

To,
PRADEEP PUNDLIK HARACHKAR
Flat No. 502 5th Floor H-27,
Panchganga CHSL Transit Camp
Road Pratiksha Nagar Sion (East)
Mumbai-400022 .
nirmeeek@gmail.com

CC (Owner),
M/s. Neelkamal Realtors Tower Pvt.
Ltd.
D.B.House, Gen A K Vaidya marg
Grogaoon[E] Mumbai 400 063.

Subject : Proposed layout & buildings on the property bearing C.S.No. 1906 of Byculla Division, under D.C.Reg. 33(7) & 33(24).at maulana azad road, Mumbai..

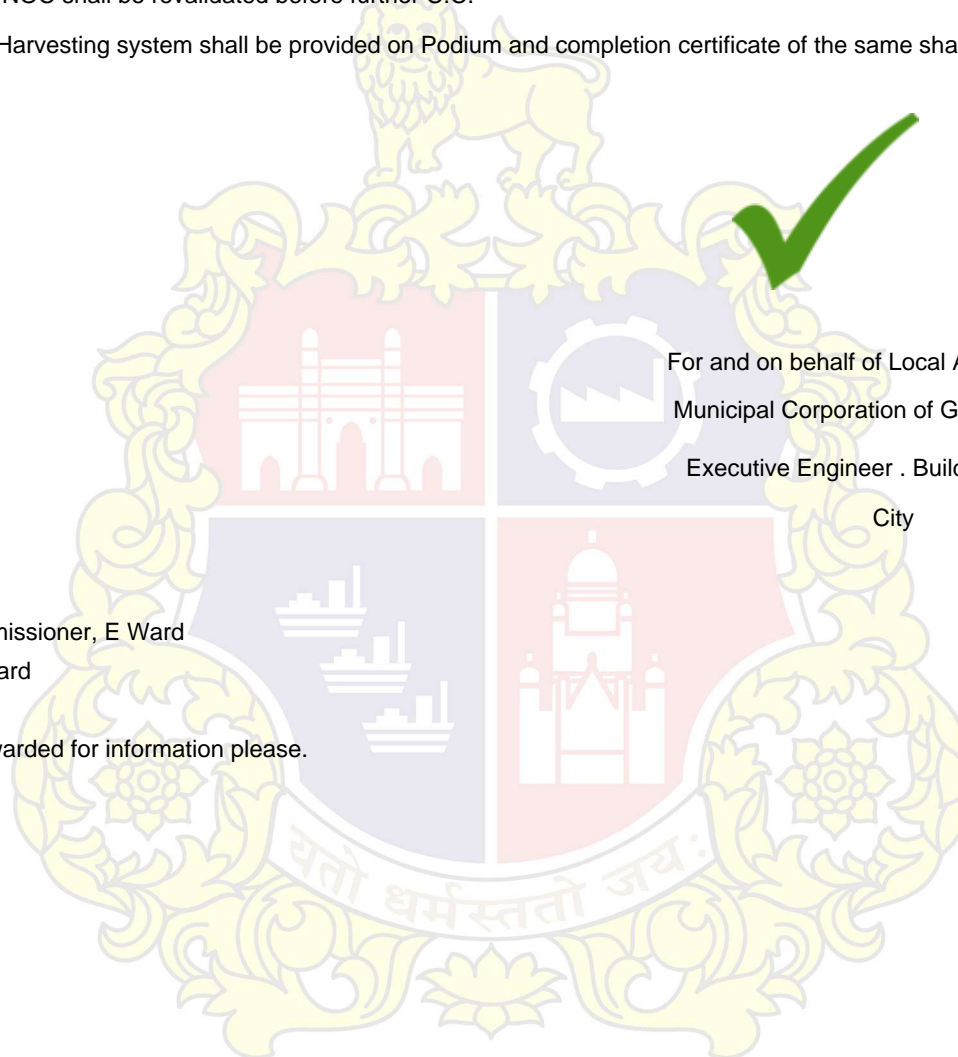
Reference : Online submission of plans dated 25.10.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 11.05.2011, amended plan approved letter dated 12.11.2014 and 14.12.2018 shall be complied with.
- 2) That the revised structural design/ calculations/ details/ drawings shall be submitted before expending C.C.
- 3) That the payments towards following shall be made before asking for C.C. a. Development charges. b. Premium towards condonation of open space deficiency. c. Additional Development Cess. d. Extra water / sewerage charges at A.E.W.W., 'E' Ward Office..
- 4) That the final NOC from CFO shall be submitted before asking for Occupation permission.
- 5) That the final NOC from MHADA shall be submitted before asking for occupation permission to sale component of building.
- 6) That the final NOC from Tree Authority shall be submitted before asking for occupation permission.
- 7) That the C.C. shall be got endorsed as per the amended plans.
- 8) That the excavation work for basement shall be strictly carried out under guidance & supervision of Geographical consultant & certificate to that effect shall be submitted.
- 9) That the NOC from Ch. Eng. (M&E) shall be submitted for proposed basement light ventilation before endorsement of C.C.
- 10) That the High Rise Committee remarks shall be submitted for proposed amended plans before asking C.C. beyond 120.00 M.
- 11) That the supervision certificate shall be submitted periodically from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg. 5(3) (ix) regarding satisfactory construction on site.
- 12) That the work shall be carried out strictly as per approved plans.
- 13) That All Dues Clearance Certificate from A.E.W.W. 'E' Ward shall be submitted before endorsement of C.C.
- 14) That the work shall be carried out between 6.00 A.M. to 10.00 P.M. only
- 15) The final NOC from PWD for lifts shall be submitted before occupation certificate to the building.
- 16) That the Undertaking shall be submitted for not misusing the excess parking and the same shall be handed over to MCGM free of cost.
- 17) That plans for MHADA surplus area shall be got approved before issuance of Further CC.
- 18) That the revised Civil Aviation NOC shall be submitted before granting CC beyond 230.63 m (AMSL).

- 19) the revised MOEF NOC will be submitted before asking for CC for construction area beyond that approved in MOEF NOC dated 11th September 2017 and before asking CC for any new building.
- 20) That the revised Remarks from Ch.Eng.(Roads & Traffic) for reduction in PPL will be submitted before handing over of PPL to MCGM.
- 21) That the NOC from MEP Consultant to be insisted before further CC.
- 22) That the Registered undertaking from Owner/Developer stating that the contravening bathroom/ W.C. will be made impervious with proper water proofing system and indemnifying M.C.G.M and its office bearers from any litigation arising out of the same.
- 23) That revised PPL LOI shall be submitted before Furthr C.C.
- 24) That the services of Safety Officer to take care of all safeties during construction on construction site and around shall be hired before
- 25) That the Air Pollution Mitigation guidelines issued by BMC dated 25.10.2023 and Govt. of Maharashtra dated 27.10.2023 shall be followed scrupulously before endorsed of C.C.
- 26) That MHADA NOC for deficient rehab area shall be submitted before Further CC
- 27) That the MHADA NOC shall be revalidated before further C.C.
- 28) That Rain Water Harvesting system shall be provided on Podium and completion certificate of the same shall be submitted before O.C.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
City

Copy to :

- 1) Assistant Commissioner, E Ward
 - 2) A.E.W.W., E Ward
 - 3) D.O. E Ward
- Forwarded for information please.