



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB 4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

का. अ. / प्रक. (वृ. क्ष.)
पु. अ. / प्रक. (वृ. क्ष.)
क्र. सं.
ET-1326 31 JUL 2023
To:

AMENDED PLAN

No.MH/EE/BP Cell/GM/MHADA-23/829/2023

Dated:

28 JUL 2023 TPC Cell,
M. H. & A. D. Authority

Inward No.: 1882

Date: 31.07.2023

Shri. Vishvajeet M. Salgaonkar
of M/s. SLEEKLINE Architect.
B-101, Aditya Heritage, V.N. Purav
Marg, Sion – Chunabhatti, Mumbai.400022.

Sub:- Proposed Redevelopment of building Nos.7 Known as “Eastern Heights CHS Ltd.” on plot bearing CTS nos.458(Pt.) of Village Kurla III, Opp. Everard Nagar, Sion- Chunabhatti, Mumbai – 400022.

Ref.: 1) Concession approved by Hon’ble V.P. & CEO/MHADA u/no. ET-468 dt. 07/05/2021.

2) MHADA NOC u/no.CO/MB/REE/NOC/F-1180/1670/2021 dt. 03/08/2021

3) IOA issued u/No.MH/EE(BP)Cell/GM/MHADA-23/829/2021 dated 18/05/2021.

4) Plinth CC issued No.MH/EE(BP)Cell/GM/MHADA-23/829/2021 dated 11/10/2021.

5) Amended approval u/No.MH/EE(BP)Cell/GM/MHADA-23/829/2021 dated 10/12/2021.

6) Further CC issued No.MH/EE(BP)Cell/GM/MHADA-23/829/2021 dated 19/10/2022.

5) Architect application for amended approval dated 07/07/2023

Dear Applicants,

With reference to your above letter, this is to inform you that the amended plan submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of Approval dt. 18/05/2021, Amended plan dated 10/12/2022 and following conditions-


1. That the payments shall be paid before C.C.
2. That the revised R.C.C. design and calculation as per the amended plans shall be submitted.
3. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
4. That the revalidated Janata insurance policy shall be submitted before C.C.

5. That Owner/Developer shall abide all rules & regulation of RERA act.
6. 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.
7. All the precautionary measures shall be taken during demolition /excavation foundation & construction work.
8. 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.
9. That the NOC from Power supply company shall be submitted.
10. That the SWD remarks from consultant shall be submitted.
11. That the Payment receipt of PCO shall be submitted.
12. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
13. That the latest paid bill from A.A. & C (L-Ward) shall be submitted.
14. That the NOC from Tree Authority shall be submitted.
15. That the NOC from Tree Authority shall be submitted.
16. That the extra water & sewerage charges shall be paid A.E.W.W. 'L' Ward before C.C.
17. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
18. That the Valid SWM NOC shall be submitted before of CC.
19. That the Valid bank guarantee shall be submitted before asking of C.C.

VP & CEO/MHADA has appointed Shri. Anil N. Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--
(Anil N. Rathod)
Ex.Eng.B.P. Cell (ES)
MHADA

Copy to :- 1) Chief officer/ Mumbai Board
2) Dy.Ch.Eng.(B.P.) Cell MHADA
3) Chief ICT Officer/A for info & upload on MHADA website.
Copy with plan:- 4) A.A. & C. 'L' Ward (MCGM)
5) A.E.W.W. 'L' Ward (MCGM)
6) M/s. Ameya Realtors Pvt. Ltd. C.A. to Eastern Heights CHS Ltd.


(Anil N. Rathod)
Ex.Eng.B.P. Cell (ES)
MHADA

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.


Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

1. The work should be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should be deposited over footpaths or Public Street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either

without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.

14. It is to be understood that the foundations must be excavated down to hard soil.
15. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.


(Anil N. Rathod)
Ex.Eng.B.P. Cell (ES)
MHADA