



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 (IOA) FOR ZERO FSI

No.MH/EE/BP /Cell/GM/MHADA-97/1319 /2023.

Dated:

08 SEP 2023

To,

**Ten-x Reality Limited And CRD Realators Pvt. Ltd.
(Joint Developer)**

CA to Nirmal Nagar CHS-1, Association Ltd.

Nirmal Nagar,Bandra (E)

Mumbai- 400051.

**ITC Cell
M. H. & A. D. Authority
Inward No.: 2394
Date: 11-09-23**

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| का. अ. / इपक (बृ.क्षे.) पश्चिम उपनगर व शहर/ प्रा. | |
| जावक क्र. | ET-1910 |
| | 11 SEP 2023 |

Sub:- Proposed redevelopment of existing building on plot bearing C.T.S. No. 418/A, 418/B, 418/1 to 723, 446, 670, 671, 672, 674, of Bandra (E), Bandra (E), Village Nirmal Nagar, Mumbai – 400051.

Ref: - 1. Zero FSI IOA issued by MHADA No. MHADA-97/1319/2023 dt-26.07.2023
2. Architect Application for Amended Zero FSI on. 24.08..2023.

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted dtd. 10.07.2023 and the plans, Sections Specifications and Description and further particulars and details of your building No.1 to 11 and 16 known as **Proposed redevelopment of existing building on plot bearing C.T.S. No. 418/A, 418/B, 418/1 to 723, 446, 670, 671, 672, 674, of Bandra (E), Bandra (E), Village Nirmal Nagar, Mumbai – 400051.** furnished to this office under your letter, dated 24.08.2023, I have to inform you that I may approve Amended ZERO FSI IOA 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:-

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 as per 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 if required.
7. That the work shall be carried out between 10:00 AM to 6:00 PM 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, R.C.C. Consultant etc.
9. That the qualified/registered site supervisor through Architect /structural Engineer shall be appointed.
10. **NOC's Listed below shall be submitted**
 - a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/Transplanting.
 - b. SWD department
 - c. PCO
 - d. H.E.
 - e. S.P
 - f. A.E.W.W.
 - g. A.A & C
 - h. S.W.M.
 - i. M & E
 - j. Water trunk main /aqueduct Remarks. A.A.W.W
 - k. MahaNagar Gas
11. That the specific NOC as per Hon'ble Supreme Court of India (SLP Civil no. D-23708/2017) order in dumping ground court case dt. 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee.

12. That the remarks from concerned department for Highway buffer shall be submitted.
13. That the pump room , amenities, and other services below existing road shall be relocated by the developer at this own cost and make water supply arrangement to buildings in the layout.

--Sd--
(Rupesh M. Totewar)
Exe.Eng/B.P./(GM)/(W.S.)
MHADA

submitted for information please.

- Copy with plan to:
- 1) Deputy Chief Engineer/BP Cell/A
 - 2) Chief ICT Officer/A for info & upload on MHADA website.
 - 3) Architect Layout Cell/Mumbai Board
 - 4) REE/M.B.
 - 5) Executive Engineer Bandra Division/M.B.
 - 6) Asst. Commissioner H/E Ward (MCGM)
 - 7) A.A. & C. H/E Ward (MCGM)
 - 8) A.E.W.W. H/E Ward (MCGM)
 - 9) Architect Smt. Sangita S. Shet. M/s. Mitie.


(Rupesh M. Totewar)
Exe.Eng/B.P./(GM)/(W.S.)
MHADA