



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.

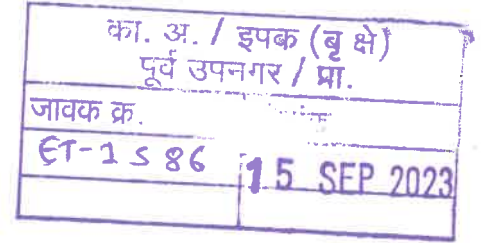
"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA-8/1110/2023

Date: **14 SEP 2023**



ITC Cell,
M. H. & A. D. Authority
Inward No.: 2492
Date: 15.09.2023



To,
The Architect,
Shri. Subhash Patil,
41, Shreeang Shopping Center,
Shreerang Society, Thane (West).

Sub: Proposed redevelopment of the existing building No. 27 known as "Tagore Nagar Amar Jyoti CHS LTD" on plot bearing C.T.S. No. 351 (Pt.), S. no. 113(pt.) of Village Hariyali at Tagore nagar, MHADA Layout, Vikhroli (E), Mumbai- 400 083.

- Ref.:** 1) Application of Architect vide ET-2411 dated 25/08/2023.
2) Zero FSI IOA issued by MHADA vide no.MH/EE/(B.P.)/GM /MHADA-8/1110/2022 dt. 29/04/2022.
3) Zero FSI C.C. issued by MHADA vide no. MH/EE/(B.P.)/GM/MHADA-8/1110/2022 dt. 04/07/2022.
4) Concession approved u/no. MH/VP/ET-87 dtd. 01/03/2023
5) Revise Offer letter of MB vide No. CO/MB/REE/NOC/F-1389/924/2023 dated 29/03/2023.
6) Revise NOC letter of MB vide No. CO/MB/REE/NOC/F-1389/2035/2023 dated 24/07/2023.

Dear Applicants,

With reference to your application dated 25.08.2023, for development permission and grant Approval for Amended plan for proposed redevelopment of the existing

building No. 27 known as “Tagore Nagar Amar Jyoti CHS LTD” on plot bearing C.T.S. No. 351 (Pt.), S. no. 113(pt.) of Village Hariyali at Tagore nagar, MHADA Layout, Vikhroli (E), Mumbai- 400 083, is hereby granted.

The amended building permit is granted subject to compliance of conditions of Zero FSI IOA dt. 29.04.2022 following conditions:

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

1. That the revised RCC drawings and calculations shall be submitted through Licensed Structural Engineer.
2. That the condition of revised bye-law 4(c) shall be complied with.
3. That the plinth shall be got checked by this office staff.
4. That the NOC from A.A.& C. “S” Ward shall be complied with.
5. That the C.C. shall be re-endorsed for carrying out the wok as per amended plan.
6. The work shall be carried out between 6.00 am to 10.00 pm.
7. That all due clearance certificate from A.E.W.W. “S” Ward shall be submitted.
8. That the valid Janta Insurance policy shall be submitted.
9. That the requisite premium as initiated shall be paid before applying for C.C.
10. That the Valid SWM NOC & Bank Guarantee shall be submitted.
11. That the Electric point provision at Stilt for charging point of Electric Vehicle shall be made on site.
12. That the provision of Solar Panel shall be made on site.
13. That the certificate of 270A for water connection shall be submitted before asking OCC.

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

1. That the final N.O.C. from MHADA shall be submitted 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.
5. That the open spaces as per approval, parking spaces and terrace will be 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 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 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.

18. 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/MHADA. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.


Copy submitted for information please.

--Sd--

(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

Copy to with Plan:

- 1) Chief Officer/ Mumbai Board
- 2) Dy. Chief Engineer/ B.P. Cell/MHADA
- ✓ 3) Chief ICT Officer/A for info , upload on MHADA web site
& Email to MahaRera at helpdesk@maharera.mahaonline.gov.in
- 4) Asst. Commissioner 'S' Ward (MCGM)
- 5) A.A. & C. 'S' Ward (MCGM)
- 6) A.E.W.W. 'S' Ward (MCGM)
- 7) Chairman/Secretary Tagore Nagar Amar Jyoti CHS LTD.


(Prashant D. Dhatriak)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

ICT/14