



**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.)

**ITC Cell, E-3498272 AMENDED PLAN**

**M. H. & A. D. Authority** No. MH/EE/(B.P)/GM/MHADA-25/1612/2024

**Inward No.: 4526** Date : **30 AUG 2024**

**Date: 12-12-24**

To,  
M/s. Architects Collaboration,  
1<sup>st</sup> floor, Tara darshan Bldg.,  
Chaphekar Bandhu Marg,  
Opp. Union Bank, Mulund (E),  
Mumbai – 400081.

का. अ. / इपक (बु क्षे)	
पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-2127	11 DEC 2024

**Sub :** Proposed Redevelopment of existing building no. (7) Known as “Tilak Nagar Ravi Kiran CHS. Ltd.” on land bearing C.T.S. No. 16 (pt) of Village -Chembur, situated at Tilak Nagar MHADA Colony, Chembur, Mumbai - 400 089.

**Ref.:**

1. Architect's application letter dt.20.01.2023.
2. IOD u/No.: CE/6412/BPES/AM was issued on 27-10-2009 by MCGM.
3. C.C. upto plinth issued on 14-01-2010 by MCGM.
4. Amended plans approved by MCGM on 13.12.2010.
5. Concession approval by MCGM on 17-11-2011.
6. Amended Plans were approved 27-12-2011 by MCGM.
7. Full C.C. dated 04-01-2013.
8. Concession approval by Hon'ble V.P. CEO/MHADA on 20.12.2022

Dear Applicant,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in MCGM intimation of Disapproval under even No. CE/6412/BPES/AM dt.27.10.2009, Amended plans dt. 13.12.2010 and Amended plans dt. 27.12.2011 and following additional conditions :-

**A. BEFORE FURTHER C.C.:-**

1. That all payments shall be paid before C.C.
2. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
3. That the revised R.C.C. design and calculation as per the amended plans shall be submitted.
4. That then R.C.C. framed structure component shall be governed as per the applicable I.S. Codes.

5. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
6. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
7. That the quality control for building work/for structural work/ supervision of the work shall be done and certificate to that effect shall be submitted periodically in Performa.
8. That the work progress report shall be submitted by the Architect.
9. That the latest paid bill from A.A. & C (M/W Ward) shall be submitted.
10. That the extra water & sewerage charges shall be paid A.E.W.W. (M/W Ward) before C.C.
11. That the revalidated Janata insurance policy shall be submitted before C.C.
12. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
13. That the top most elevation of the building will be certified by Airport Authority of India mentioning that the Average mean sea level of the building is within the permissible limits of Civil Aviation NOC. The same shall be submitted before OCC.
14. 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 with prospective buyer to that effect shall be incorporated by the Developer/Owner.
15. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department
16. That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
17. 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.
18. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MHADA and its officers, servants, agents and V.P./CEO, MHADA against any/all actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made and further indemnifying them against any legal dispute of the plot, ownership, accidents, damages, risks by any persons, any third party or legal entity or society or Trust by reason of granting of approval under provision of DCPR 2034.

19. That the registered Undertaking stating no objection to any development on adjoining land with deficient open space shall be submitted.
20. That the Registered Undertaking stating that the conditions of E.E. (T &C) NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MHADA and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system/nuisance due to mechanized system to any person shall be submitted.
21. That the indemnity bond indemnifying MHADA for any accident, risks, loss of life against misuse of elevation features shall be submitted.
22. That the Registered Undertaking & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
  - a) Ownership documents.
  - b) Copies of IOD/IOA, CC subsequent amendments, OCC, BCC and corresponding canvas mounted structural drawings.
  - c) Copies of Soil Investigation Report.
  - d) RCC details and canvas mounted structural drawings.
  - e) Structural Stability Certificate from Lic. Structural Engineer.
  - f) Structural audit reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by Lic. Site Supervisor / Architect.
  - i) Building Completion Certificate issued by Lic Supervisor/Architect.
  - j) NOC and Completion Certificate issued by C.F.O.
  - k) Fire safety audit carried out as per the requirement of C.F.O.

**B. GENERAL CONDITIONS BEFORE O.C.**

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall not be complied with before submission of B.C.C. if applicable.
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 Society Office permissible as per DCR before occupation for the building under reference shall be constructed.
4. That the dust bin will be provided.
5. That 3.00 mt. wide paved pathway upto staircase will be provided.

6. That the open spaces as per approval, parking spaces and terrace will be kept open.
7. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
8. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
9. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
10. That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. , b) Parking, c) Roads, d) Sewerage, e) Water Works , f) CFO /Fire Fighting Provisions, g) Tree authority, h) Hydraulic Engineer , i) MHADA shall not be submitted before occupation.
11. That Structural Engineer's final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall be submitted.
12. That the canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A M.M.C. Act for work completed on site.
13. That final completion plans for Completion of work on site shall be submitted.
14. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
15. 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.
16. 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
17. 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 V.P. & C.E. O/A.
18. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
19. 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.

20. That the certificate of 270/ as per MMC Act shall be submitted.

**Note :-** That the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 day after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above said documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O.

VP & CEO/MHADA has appointed Shri. Prashant D. Dhattrak/Executive Engineer (E.S.) to exercise his powers and function of the Planning Authority under section 45 of the said Act..

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(Prashant D. Dhattrak)  
Executive Engineer/B.P. Cell(E/S)  
Greater Mumbai/MHADA

**Copy with plans to :**

- 1) M/s. Om Sai Enterprise,  
C.A. to Owner Tilak Nagar Ravi Kiran CHS Ltd., Chembur.
- 2) The Secretary, Tilak Nagar Ravi Kiran Co. Op. Hsg. Soc. Ltd.,

**Copy with plans to :**

- 3) The Hon'ble Chief Officer / M.B
- 4) Dy. Ch. Engg. B.P. Cell / A
- ✓ 5) Chief ICT Officer/A for info & Upload on MHADA website.
- 6) The Architect/ Layout Cell/ M.B.
- 7) Executive Engineer (Kurla Division)/MB
- 8) Asst. Commissioner (M/W) Ward (MCGM)
- 9) A.A & C. (M/W) Ward (MCGM)
- 10) A.E.W.W. (M/W) Ward (MCGM)

  
(Prashant D. Dhattrak)  
Executive Engineer/B.P. Cell(E/S)  
Greater Mumbai/MHADA

ICT/A