

ITC Cell,  
M. H. & A. D. Author  
Inward No.: 3574  
Date: 14.12.23

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

का. अ. / इपक (बृ.क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET 227	13 DEC 2023



स्वातंत्र्याचा अमृत महोत्सव

MHADA

## 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/BP Cell/GM/MHADA-9/963 /2023

Date: 1.1 DEC 2023

To,

M/s. Shiddhivinayak Developers. C.A to Owner  
Kannamwar Nagar Shree Rameshwar CHSL (Bldg No.48)  
A/18,Kanara Business Centre, Laxmi Nagar,  
Ghatkopar – East, Mumbai – 400075.

**Sub :** Amended plans for Proposed Redevelopment of existing building no. 48, Known as "Kannamwar Nagar Shree Rameshwar CHS LTD" on plot bearing S.No. 113(pt) & C.T.S. No. 356(pt), Village-Hariyali at Kannamwar Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083.

**Ref :** 1. Zero FSI IOA plans issued by MHADA dated 10.12.2021.  
2. Zero FSI C.C. Issued on 27.04.2022.  
3. Concession u. No. ET- 270 approved on dtd. 16.12.2022.  
4. Application letter from Architect Shri. R. H. Inamdar dated 01.11.2023

Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 10.08.2021 approved by MHADA & the following conditions: -

### **B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by SPA MHADA shall be paid and any other Outstanding that may be levied by any other Govt. Dept. if any shall be borne by The Society / Applicant.
3. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall be

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submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company.

4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the Civil Aviation NOC from A.A.I. shall be submitted.
7. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
8. That all requisites payment fees, deposits, premium shall be paid.
9. That the payment as per schedule of installment shall be made.
10. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
11. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That the Valid Janta Insurance policy shall be submitted.
13. That the quarterly progress report shall be submitted by L.S./Architect.
14. That the certificate from GVK informing this office that the AMSL height of topmost elevation of building under reference is within permissible AMSL issued by civil aviation authority shall be submitted before OC.
15. 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 M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
16. 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.
17. That the registered undertaking cum indemnity bond shall be submitted indemnifying the MCGM/MHADA and its officers, servants, agents and the Municipal commissioner / CEO/VP, MHADA against any all/actions, acts, claims, damages, demands of any nature and any kind whatsoever, which may be instituted, claimed or made 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 DCR 1991.
18. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.

19. That the N.O.C. from local electric supply co. shall be submitted.
20. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
21. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
22. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
23. That as per MHADA Circular vide no Et-321, dated 25.10.2023 & Et- 388, dated 07.11.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.
24. That the Undertaking shall be submitted for making good all infrastructure services, if damaged during the construction.

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

1. That the final N.O.C. from MHADA shall be submitted and requirements there in shall 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 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 kept 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 will not 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.

9. That final N.O.C. from concerned authorities / empaneled 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) 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 will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of work on sites 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 conditions mentioned in the Civil Aviation NOC shall be complied with one set of amended plans duly signed and stamped is hereby returned in the token of Approval.
19. Water Work certificate of 270A as per MMC act 1888 shall be submitted before of asking Occupation Certificate.

--Sd--

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

**Copy to,**

1. The Hon'ble Chief Officer / M.B.,
2. The Architect/ Layout Cell/ M.B
3. Executive Engineer (Kurla Division),/MB

**Copy to:**

4. Dy. Ch.E. Eng. /BP Cell / A
- ✓ 5. Chief ICT Officer/A for info & upload on MHADA website.
6. A.E.W.W. 'S' Ward (MCGM)
7. A.A. & C. 'S' Ward (MCGM)
8. Assistant Commissioner 'S' Ward (MCGM)
9. Architect Shri. R.H.Inamdar. Shree Adinath Tower, Veer Savarkar Marg, Opp Nancy Colony S.T. Depot, Borivali – East, Mumbai – 400066.

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

