



## 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 IOA"

No. MH/EE/(B.P)/GM/MHADA-27/041/2020

Date: 04 JAN 2020

To,  
Shri. Jitendra G. Dewoolkar (L.S.) of  
M/s Ellora Project Consultant Pvt. Ltd.  
317,321 Ninad CHSL, bldg. 7,  
Kher Nagar, Service Road,  
Bandra (East) Mumbai 400051.

**Sub:** Proposed amalgamated redevelopment of the existing building no. 5,6 and 10 for societies known as "Pushpak Mitra CHSL", "Chembur Samta CHSL" and "Gulab CHSL" on plot "A" at Sahakar Nagar on plot bearing CTS No. 51(pt), of village Chembur, MHADA Layout at Chembur, Mumbai 400071.

- Ref.:** 1. I.O.A. issued by MHADA under no. EE/(B.P.)Cell/GM/MHADA-27/041/2018 on 08.08.2018  
2. Application by L.S. for Amended Plans to MHADA on 04.07.2019.  
3. LS hardship letter dt 28.11.2019.

Dear Applicant,

In continuation to IOA issued under no. EE/(B.P.)Cell/GM/MHADA-27/041/2018 on 08.08.2018, this is to inform you that the plans submitted by you are Approved and issued subject to the compliance of the following Conditions:

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.

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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. That the Valid Janta Insurance policy shall be submitted.
5. Requisitions of clause 45 & 46 of DCR 91 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.
7. 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.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
9. Necessary deposit for erection / display of hoarding or the flex for the advertisement of proposal shall be made.
10. Revise Layout/Part Layout shall be got approved and submitted before issue of OCC of sale component.
11. That the Reg. U/T shall be submitted from the owner to incorporate a clause in sale agreement with prospective buyer that the said building is constructed with floor to floor height 2.85 mt. from 1<sup>st</sup> floor.
12. That the Reg.U/T shall be submitted from the owner to incorporate a clause in sale agreement with prospective buyer that the said building is constructed with inadequate size of habitable room and kitchen.
13. That the approval of plans for MHADA buildings Comprehensive undertaking, indemnity & affidavit shall be submitted on the name of V.P & CEO MHADA.
14. That all requisites payment fees, deposits, premium shall be paid.
15. That C.C. shall get endorsed.
16. 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

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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.

17. 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.
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 owner shall undertake that he will abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand rise by authority or advised by authorities.
22. That the NOC from civil aviation dept. shall be obtain.
23. All precautionary measures shall be taken during demolition/excavation/ foundation & construction work.
24. That the applicant shall deploy the construction labors as per provisions of Labor compensation act 1923 and as per suo motto SLP in Supreme Court.
25. Revise NOC as per Demarcation issued by Kurla Division vide letter no. 2696, Dtd. 10/07/2019 shall be submitted.
26. Tree NOC shall be submitted.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.

--Sd--

**(Dinesh Mahajan)**  
**Executive Engineer/B.P.Cell**  
**Greater Mumbai/MHADA**


**Copy to,**

1. The Hon'ble Chief Officer / M.B., for information and necessary action please.  
The plans are approved as per NOC issued by Mumbai Board vide no. NO.CO/MB/REE/F-/1166/ 2015, dated 08.09.2015 for gross plot area 2341.43 Sq. Mt. and demarcation plan issued vide Letter No. 2696, Dtd. 10/07/2019  
A set of approved plan for information and necessary action please.
2. The Architect/ Layout Cell/ M.B., for information and necessary action please.  
The plans are approved as per NOC issued by Mumbai Board vide NO.CO/MB/REE/F-/1166/ 2015, dated 08.09.2015 for gross plot area 2341.43 Sq. Mt. and demarcation plan issued vide Letter No. 2696, Dtd. 10/07/2019  
The above approval parameter may please be incorporated in layout while getting approval of the layout of Sahakar Nagar MHADA Colony, Chembur. It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.  
A set of approved plan for information and necessary action please.
3. Copy to Executive Engineer, Kurla Division, Mumbai Board for information & necessary action:  
You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter Demarcation Plan Letter No. 2696, Dtd. 10/07/2019 issued by this office, if any deviation/Variation accordingly separate demarcation shall be submitted within a week period to this office. Also maintain periodic inspection for the work as per approved plan.

D.A.: A set of approved plan for information and necessary action please.

**Copy to:**

4. Assistant Commissioner "M/W" Ward.
5. Deputy Chief Engineer B.P.Cell/A
6. A.A & C "M/W" Ward
7. A.E.W.W. "M/W" Ward
8. Mr. Nikunj H. Sanghavi, Director of M/s. Veena Realcon Pvt. Ltd.  
C.A. to Societies.
9. To secretary of "Pushpak Mitra CHSL", "Chembur Samta CHSL" and "Gulab CHSL" on plot "A"

  
(Dinesh Mahajan)  
Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA