



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-1/ 404 /2019

DATE- 07 NOV 2019

To
C.A. to EWS tenants Association.
M/s. Agnel Developers

Sub: Amended plans proposed construction of Sale building No.1 (Re-development of 512 EWS tenants Association) (Redevelopment of existing building Nos. 244 to 307) on plot bearing C.T.S. No.194A/9/10 & 194A/9/11 of Village Ghatkopar, Pantnagar MHADA layout at Gahtkopar (East). Mumbai.

Ref :1.IOD was issued on 15/07/2013 by MCGM.

- 2.C.C. upto top of basement issued on 05/11/2016 as per IOD dt.15/07/2013 & phase program issued dt.16/06/2016, by MCGM.
3. Hon'ble V.P. & CEO's approval dt.31/07/2019.
4. Application for amended by Architect to this office dated 09/08/2019.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of Disapproval dt.15/07/2013 by MCGM and following conditions-

A. CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

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 Survey remarks as per DCPR 2034 shall be submitted before C.C.
4. That the revised R.C.C. design and calculation as per the amended plans shall be submitted.
5. That then R.C.C. framed structure component shall be governed as per the applicable I.S. Codes.

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6. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
7. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
8. 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.
9. Material testing report for construction materials used at site shall be taken as per required frequency.
10. That the quarterly progress report shall be submitted by the Architect.
11. That the latest paid bill from A.A. & C (N-Ward) shall be submitted.
12. That the extra water & sewerage charges shall be paid A.E.W.W. 'N' Ward before C.C.
13. That the PCO NOC from component Authority shall be submitted.
14. That the revalidated Janata insurance policy shall be submitted before C.C.
15. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
16. 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.
17. 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.
18. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
19. 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
20. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
21. All the conditions of I.O.A/IOD issued shall be applicable and should be complied with.
22. That the letter box shall be provided at the ground floor for all the tenements.
23. That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
24. That Owner/Developer shall abide all rules & regulation of RERA act.
25. That the permission of MoEF shall be obtained.
26. 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.
27. 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

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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.

28. That the registered Undertaking stating no objection to any development on adjoining land with deficient open space shall be submitted.
29. That the Registered Undertaking stating that the conditions of Parking 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.
30. That the indemnity bond indemnifying MHADA for any accident, risks, loss of life against misuse of elevation features shall be submitted.
31. That the necessary permission from CRZ authorities shall be obtained.
32. 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.

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. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.



B. FOR Temporary Sales/Site office

With reference to your above letter this is to inform you that, I have to state that permission to Temporary sales/Site office, W.C. Bath and Wash Area at the above mentioned premises is hereby granted to you for a period of six months from the date hereof as a temporary basis subject to the following conditions.

1. That the shed structure shall be removed immediately after the stipulated period is over or even earlier if so required by this department.
2. That the shed/structure shall be structurally strong and structural stability certificate for the same shall be submitted.
3. That the deposit of Rs.23,400/- paid by you is liable to be forfeited and shed demolished at your risk and cost in the event of your failure to abide by any of the aforesaid conditions.

VP & CEO/MHADA has appointed Shri. Dinesh D. Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


(Dinesh Mahajan)

**Executive Engineer/B.P. Cell
Greater Mumbai/ MHADA**

Sale Bid No. 1, CTS No. 1247/10 & 9/11, Vihar, Greater Mumbai