



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 APPROVAL LETTER

No.MH/EE/(B.P.)/GM/MHADA-105/084/2019
DATE- 08 APR 2019

To
Architect,
M/s. Icon Architect & Engineers

Sub:- Proposed Redevelopment of existing building No. 30, known as D.N. Nagar Visava Co-op. Housing Society Ltd., C.T.S. No-195(pt), MHADA layout, at D. N. Nagar, Andheri (West), Mumbai- 400 053

Ref: 1.MCGM/ CHE/WS/0519/K/337(NEW)
2. Zero FSI IOA Issued dated 31/8/2018
3. Zero FSI CC Issued dated 26/12/2018
4. Concession Approved on dated 5/3/2019
5. Application Letter for approval of Amended plan from Ar. Sae Naigaokar of M/s. Icon Architect & Engineers to this office under Inward No. 1202 (ws) dated 05/03/2019.

Dear Applicant,

With reference to your application dated 5/3/2019 for development Permission and grant Approval for Amended plan to develop **Residential bldg. No.30, C.T.S. No.195(pt), S. No.106(A), MHADA layout, at D. N. Nagar, Andheri (West), Mumbai.** The Building Permit is granted subject to compliance of mentioned in **Zero FSI IOA** dated 31.08.2018 and following conditions:

- 1) All the objections of this office IOA (Zero FSI) under even no. dated 31.08.2018, Shall be applicable and should be complied with.
- 2) That the Structural Stability Certificate from Structural Engineer shall be submitted.
- 3) That the work shall be carried out between 6.00 am to 10.00 p.m. only (as per Circular No. Ch. Eng./DP/7749/Gen dated 07.06.2016
- 4) That the N.O.C. of A.A. & C. K/West Ward shall be submitted.
- 5) That the all dues clearance certificate from A.E.W.W. K/West shall be submitted.
- 6) That the all payment shall be paid.
- 7) That the condition of revised byelaw 4(C) shall be complied with.

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- 8) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 9) That the Supreme Court order dated 15.03.2018 in the dumping ground case shall be complied with.
- 10) That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (Civil) No.D23708/2017 dated 15/03/2018 in the case of dumping ground shall be complied with before starting demolition of structure and/or starting any construction work.
- 11) That adequate safeguard shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 12) The construction and demolition waste shall be handled and transported to the designated unloading site as per SWM NOC and comply with all conditions mentioned in the SWM NOC.
- 13) B.G. submitted as per Hon. Supreme Court directives shall be revalidated timely & submitted to this office.
- 14) Any breach of condition regarding debris disposal will entail the cancellation of the building permission or IOA & the work will be liable to be stopped immediately.
- 15) The record of debris disposal shall be maintained and upload on MCGM portal. This approval is without Prejudice to Legal matters pending in Court of Law if any.
- 16) That the agreement with the existing tenant along with the list will be submitted before C.C.
- 17) That the RUT regarding registration of the labour working on subjected site shall be submitted.

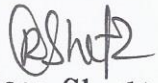
• **BEFORE FURTHER C.C.:-**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by various departments of MHADA shall be paid.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for :
 - a) S.W.D.
 - b) Sewerage
 - c) Water Works
 - d) Tree authority
 - e) Hydraulic Engineer
 - f) PCO
 - g) NOC from Electric Supply Company
4. That the Material testing report shall be submitted.
5. That the monthly progress report of the work will be submitted by the Architect.
6. Civil Aviation NOC shall be submitted before exceeding the height of building as mentioned in DCPR 2034.

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7. That the verification of AMSL of completed work shall be done from MIAL/GVK before Further CC. The AMSL of the topmost part of the building under reference shall also be verified before OCC.
8. Plinth stability certificate and plinth completion certificate shall be submitted.
- **GENERAL CONDITIONS BEFORE O.C.**
 1. 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.
 2. That the surface drainage arrangement will be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will be obtained and submitted before applying for occupation certificate/B.C.C.
 3. That the 10' wide paved pathway up to staircase will be provided.
 4. That the surrounding open spaces, parking spaces and terrace will be kept open and un built upon; and will be leveled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
 5. That B.C.C. will be obtained and IOA and debris deposit etc. will be claimed for refund within a period of six years from the date of occupation.
 6. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
 7. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
 8. That the regulation No.49 of DCPR 2034 shall be complied with.
 9. That the necessary arrangement of bore well shall be made / provided and necessary certificate to that effect from the competent authority shall be obtained before C.C.
 10. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall be made to the satisfaction of V.P./CEO/MHADA while developing plots having area more than 300 Sq. Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
 11. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall be provided to the satisfaction of Municipal Commissioner.
 12. That the Drainage Completion Certificate shall be submitted.
 13. That the dust bin will be provided.
 14. That 3.00 mt. wide paved pathway up to staircase will be provided.
 15. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
 16. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

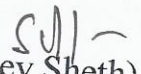
17. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
18. That final N.O.C. from concerned authorities / empanelled consultants for :-
- S.W.D.
 - Water Works
 - CFO / Fire Fighting Provisions
 - Mechanical Ventilation
 - Tree authority
 - AA&C, K/West
 - Lift Inspector certificate from PWD.
- shall be submitted before occupation.
19. That Structural Engineer's laminated final Stability Certificate along with up to date License copy and R.C.C. design plan shall be submitted.
20. That the separate vertical drain pipe, soil pipe, with a separate gully trap, wa 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 be affected applicable .
21. That the final plans shall be submitted along with Notice of Completion of work for work completed on site.
22. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
23. Certification from M/S GVK regarding top elevation of the building w.r.t. AMSI shall be submitted.
24. That the completion certificate for Rain Water Harvesting System from Consultant shall be submitted.


(Rajeev Sheth)

Executive Engineer/B.P.Cell/(GM)/MHADA

Copy submitted in favor of information please.

- 1 D.N. Nagar Visawa CHS LTD.
- 2 Asst. Commissioner, K/West Ward
- 3 A.E. W.W. K/West Ward.
- 4 A.A.E.E. K/West Ward
- 5 Chief Officer/MB/MHADA
- 6 Executive Engineer/Bandra Division/MHADA


(Rajeev Sheth)

Executive Engineer/B.P.Cell/(GM)/MHADA