NOTARY
SANTOSH K. SINGH
Mumbai
Maharashtra
Reg. No. 11167
Exp.- 06.04.2030
GOVT. OF INDIA

BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE

NOTARY
SANTOSH K. SINGH
GR. MUMBAI
Maharashtra
Regn. No.11167
GOVERNMENT OF INDIA

ORIGINAL APPLICATION NO.98 /2025

Shambhavee Shashikant Kadam. ..... Applicant
Versus
State of Maharashtra & Ors. ..... Respondents

REPLY AFFIDAVIT ON BEHALF OF RESPONDENT NO. 2, MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA):-

I, Rupesh Totewar, Age 47, Occupation-Service, the Executive Engineer of the Maharashtra Housing & Area Development Authority MHADA, Respondent No. 2 herein, having my office at Building Permission Cell, Kala Nagar, Gruh Nirman Bhavan, Bandra (East), Mumbai – 400 051, do hereby state on solemn affirmation as under;

I say that the present Respondent i. e. MHADA is a State Government body responsible for housing development in Maharashtra. I say that it develops affordable housing, conducts housing lotteries and is also involved in redevelopment of old buildings. I say that the present Respondent also provides facilities and infrastructure development alongside housing projects, drainage, roads etc. I am the executive engineer of Respondent No. 2, MHADA, and am authorized to affirm the present reply affidavit on its behalf. I have examined the relevant records available in my office in respect of the above matter and am affirming the present Reply Affidavit based on the same.

1. I say that the above OA has been filed u/s 18(i) read with Section 15 & 20 of the NGT Act 2010 raising question related to the failure of the Respondent No.5 Bhavya Parshva Realty LLP (PP) and Respondent No 6 Bimbisar Nagar CSL (impugned construction) in obtaining the sanction of the Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee, prior to commencement of construction of a redevelopment project of "Bimbisar nagar Premises CSL" bearing CTS No. 258/B at Bimbisar Nagar, Goregaon East, Mumbai. I say that the Applicant is alleging that the impugned construction is in violation of paragraph 6 (d) of the MOEF & CC Notification No. S.O. 3645(E) dated 5.12.2016 which is annexed to the OA as ANNEXURE A-1 at page No. 26 of the OA.

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2. I say that the same are documents which speak for itself, that the development plan (D. P.) remarks are true extract of the Sanctioned Development Plan of any C.T.S. holding/ property showing the provisions regarding zoning of the land and its reservation/ existing amenity/ allocations for area under its jurisdiction. I say that the D. P. remarks dated 20/08/2022 annexed by the Applicant as Annexure 2 at page No 46 of the OA issued by the Municipal Corporation of Greater Mumbai is concerning to the entire CTS No 258. I say that impugned construction is ongoing at land bearing CTS No.258/ B -1 (1 to 16). I say that the impugned property, leased by the Maharashtra Housing and Area Development Authority (MHADA) was occupied by dilapidated structures belonging to Respondent No. 6 Bimbisar Nagar Premises Co-Operative Society Limited until 2023. Thereafter, in order to redevelop the subject property, Respondent No. 6 appointed eligible developers for the redevelopment of the impugned property. I say that as per the MOEF & C C Notification dated 05/12/2016, the impugned construction activity is a regulated activity. I say that it is specifically mentioned at Sr. No.11 relating to construction activities under the head "Regulated Activities" that "Provided further that commercial redevelopment. Reconstruction, repairs of existing structures which includes group housing societies, sanctioned concerned Local Self Government under approved Development Plan under the Maharashtra Regional and Town Planning Act, may be allowed within Eco-sensitive Zone subject to applicable rules and regulations."

3. I say that accordingly, Municipal Corporation of Greater Mumbai (MCGM), did provide specific Survey Remarks of the impugned CTS number 258/B (Part) of village Aarey, Bimbisar Nagar (Marked as A-B-C-D on DP 2034) at Goregaon East, Mumbai, dated 13/09/2023. I say that the said M/s Empire Vision are the Architects of the P. P. Hereto annexed and marked are the remarks to the D. P. 2034 issued to one Mr. Sambhaji Namdev Patil who is the liasoning person of the PP as ANNEXURE - 'A' colly. Hereto annexed and marked is the Survey remarks dated 13/09/2023 issued to the M/s Empire Vision Architects of the PP with regards to the impugned CTS No. 258/B (part), as ANNEXURE - 'B'.

4. I say that in the said Survey Remarks dated 13/09/2023, the MCGM at item No. 21(II) has specifically answered in the negative, that whether the

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impugned plot is falling in the buffer zone of 100 MTRS from boundary of Sanjay Gandhi National Park. I say that in their note this Survey remark is valid for the entire project for CTS No. 258/B (part), subject to provision of DCPR 2034.I say that accordingly, the present Respondent issued Intimation of Approval (IOA) dated 30/10/2023 for proposed Redevelopment of CTS No. 258/B (Pt) of village Aarey, Bimbisar Nagar at Goregaon East, Mumbai. I say that the IOA is a crucial step in the redevelopment process to officially sanction project plans and conditions before work can commence. I say that while issuing the said IOA dated 30/10/2023, the present Respondent has scrupulously reviewed the concerned documents with the relevant Development Control Regulations and the Maharashtra Regional Town Planning (MRTP) Act 1966. I say that the IOA outlines specific conditions and requirements that the Developer must meet, such as obtaining NOCs from various competent Authorities (E. G. for water supply, Environmental Clearance, fire officer, Tree NOC, etc.) before the actual construction work can start or proceed to further stages (like beyond the plinth level). Intimation of approval (IOA) is a first step towards demolition of existing structure after that P. P. will have to take Commencement Certificate (C.C.) to start the work which excludes FSI. Hereto annexed and marked as ANNEXURE - 'C' is the IOA dated 30/10/2023.

A) I say that, in the proposed redevelopment of Bimbisar nagar Premises CSL comprises of ground floor commercial shops which is the rehab component for the existing tenants and the upper floors are purely for residential purpose. As per offer letter bearing No. CO/MB/REE/NOC/F-1446/859/2023 dated 24th March 2023. Hereto annexed and marked as ANNEXURE- 'D' is the Offer Letter.

B) I say that on 25/07/2024, the present Respondent issued Commencement Certificate to carry out proposed redevelopment of CTS NO.258/B (Pt) of village Aarey, Bimbisar nagar at Goregaon East, Mumbai. I say that the said commencement certificate was granted subject to compliance in IOA. Hereto annexed and marked as ANNEXURE- 'E' is the commencement certificate dated 25/07/2024. I say that the said commencement certificate was granted for work upto top of plinth level i. e. height of 0.30 MTRS from AGL (Above Ground Level). I say that the said commencement certificate was issued after ensuring that the project has followed the Sanctioned Plan and safety standards. The Full IOA was issued on dated 23/06/2025. Hereto annexed and marked as ANNEXURE- 'F'. The said commencement certificate was further revalidated vide receipt no. 25272804516 dated 29th September,

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2025 and it was revalidated on 8th October, 2025. Hereto annexed and marked as ANNEXURE- 'G' is the said commencement certificate dated 08/10/2025. The said commencement certificate is now re-endorsed on 14th October 2025 and it is further extended up to top of 9th upper residential floors. Hereto annexed and marked as ANNEXURE - 'H' is the said commencement certificate dated 14/10/2025.

5. I say that since the Respondent No. 4, i. e. the MCGM, at the time of issuing Survey remarks dated 13/09/2023 to the impugned project, specifically denying that the impugned project is falling under the buffer zone of 100 MTRS from the boundary of SNGP, therefore prior scrutiny from the SGNP monitoring committee wasn't called for.

6. I say that the Municipal Commissioner/ Additional Municipal Commissioner of the Respondent No. 4, i. e. MCGM, is the Chairman of the said Monitoring Committee. I say that under point No. 6D of Terms of Reference, of the MOEF & CC Notification of the SGNP Eco-sensitive Zone, "The activities that are not covered in the Schedule to the notification of the Government of India, Ministry of Environment and Forest and Climate Change number S.O. 1533 (E), dated the 14" September, 2006 and are falling in the Eco-sensitive Zone, except for the prohibited activities as specified in the Table under paragraph 4 thereof, shall be scrutinized by the Monitoring Committee based on the actual site-specific conditions and referred to the concerned regulatory authorities. "I say that as per the ESZ Notification dated 05/12/2016, the impugned construction activity is a regulated activity. I deny the contention raised by the Applicant that while issuing the IOA and the Commencement Certificate, the Answering Respondent has failed to ensure compliance with the requirement of scrutiny of the SGNP ESZ Monitoring Committee. I say that in the D. P. Remark subject plot is in Residential zone annexed at ANNEXURE - 'A' of the Reply.

7. I say that the said project has obtained NOC's from Civil Aviation as well as from Chief Fire Officer, Tree NOC to name a few. Hereto annexed and marked as Annexure 'I' Colly are the NOC's obtained along with the latest photographs.

8. I say that in view of the above submissions, it is prayed that the present Application may be held as not maintainable and kindly be rejected.

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9. This present Respondent craves leave to file any additional reply as and when required. It is respectfully prayed that the present Respondent shall abide by any orders and directions issued by this Hon'ble Tribunal.

Solemnly affirmed on this ..... Day of December, 2025 at.....

For and on behalf of Maharashtra Housing & Area Development Authority (MHADA),

BEFORE ME

SANTOSH K. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)

31 DEC 2025

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Annexture - 'A' Colly 2065

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP342022081114108 27 D.P. Rev. dt. Refer Inward Number: P/S/2022/111410829 Payment Dated 20/08/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Sambhaji Namdev Patil
Chembur

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 258 of AAREY Village situated in P/S Ward, Mumbai.

Ref : Application u/no. P/S/2022/111410829 Payment Challan No. DP342022081114108 27 Dated 20/08/2022 certifying payment of charges made under Receipt no. 18200068119 Dated 20/08/2022

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	258	
Village	AAREY	
Development Plan 2034 referred to Ward	P/S	
Zone [as shown on plan]	Industrial(I),No Development Zone(NDZ) and Residential(R)	
Zone [Excluded Portion]	EP NO: EP-PS69 EP NO: EP-PS69 EP NO: EP-PS69	Affected Area - 258 :1788241.080 sqm Affected Area - 258 :7542.507 sqm Affected Area - 258 :11693.239 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Land abutting to Zonal boundary	`Residential(R)`Industrial(I)`No Development Zone(NDZ)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 18.3 m (5 nos) and Proposed Road 13.4 m
	Proposed Road Widening	NIL

Sanctioned Excluded Portion:

EP-PS69
Sanctioned as proposed with following Changes: The reservation Rehabilitation and Resettlement (RR2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) outsees and Adivasi Pada placing ir in Residential Z Sanctioned vide UDD Notification u/no. TPB. 4317/629/C.R.118(IV)/2017/EP/UD-11. dtd. 25.01.2019 and published in Maharashtra Government Gazette on 28.01.2019.

EP-PS69
Sanctioned as proposed with following Changes: The reservation Rehabilitation and Resettlement (RR2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) outsees and Adivasi Pada placing ir in Residential Z Sanctioned vide UDD Notification u/no. TPB. 4317/629/C.R.118(IV)/2017/EP/UD-11. dtd. 25.01.2019 and published in Maharashtra Government Gazette on 28.01.2019.

EP-PS69
Sanctioned as proposed with following Changes: The reservation Rehabilitation and Resettlement (RR2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) outsees and Adivasi Pada placing ir in Residential Z Sanctioned vide UDD Notification u/no. TPB. 4317/629/C.R.118(IV)/2017/EP/UD-11. dtd. 25.01.2019 and published in Maharashtra Government Gazette on 28.01.2019.

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EP-PS69
Sanctioned as proposed with following Changes: The reservation Rehabilitation and Resettlement (RR2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) outsees and Adivasi Pada placing ir in Residential Z Sanctioned vide UDD Notification u/no. TPB. 4317/629/C.R.118(IV)/2017/EP/UD-11. dtd. 25.01.2019 and published in Maharashtra Government Gazette on 28.01.2019.

EP-RN81
Sanctioned as proposed with following Changes: 1) The new Reservation of RT3.1 (Metro/Mono Carshed) is already covered in EP PS-69 therefore deleted from this EP. 2) The reservation of RR2.1 Rehabilitation and Resettlement is nomenclated as Rehabilitat Sanctioned vide UDD Notification u/no. TPB. 4317/629/C.R.118(IV)/2017/EP/UD-11. dtd. 25.01.2019 and published in Maharashtra Government Gazette on 28.01.2019.

Reservation affecting the Land [as shown on plan]	NO	
Reservation affecting the Land [Excluded Portion]	EP NO: EP-RN81 EP NO: EP-PS69	Affected Area - 258 :462541.410 sqm Affected Area - 258 :11693.238 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	RH1.2+RE4.2(Hospital + Medical Institute),ROS1.5(Garden/ Park) and RE1.1(Municipal School)	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-KE63	Plots - 258
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land [as shown on plan]	EOS1.4(Play Ground)(258: 2312.83 sqm),EPU3.4(Police Facilities)(258: 339180.54 sqm),EPU5.2(Electricity Transmission & Distribution Facilities)(258: 1813.49 sqm),EPU3.4(Police Facilities)(258: 20884.79 sqm),EPU3.4(Police Facilities)(258: ~~49394.11 sqm),EPU3.4(Police Facilities)(258: 36526.72~~ sqm),EE2.2(University/IIT)(258: 36585.19 sqm),EPU3.4(Police Facilities)(258: 19590.19 sqm),EH2.1(Government Hospital)(258: 34101.66 sqm),EE1.2(Primary & Secondary School)(258: 3192.09 sqm),EPU3.4(Police Facilities)(258: 31731.95 sqm),EPU3.4(Police Facilities)(258: 6256.10 sqm),EPU3.4(Police Facilities)(258: 663.28 sqm),EE2.2(University/IIT)(258: 372379.91 sqm),EPU3.4(Police Facilities)(258: 14891.67 sqm),EPU3.4(Police Facilities)(258: 15090.76 sqm),EPU3.4(Police Facilities)(Part of larger existing amenities)(258: 78738.94 sqm) and EE1.1(Municipal School)(Part of larger existing amenities)(258: 2125.96 sqm)	
Existing amenities abutting the Land [as shown on plan]	ET1.6(PT)(Public Parking Lot),ESA7.1(Film/ TV Studio),EOS2.6(Recreation Ground) and EMS5.1(Reservoir)	
Corrections as per provisions of notification no. TPB. 4317/629/CR-118/2017/DP/UD-11 dtd. 08.05.2018:	The zone as stated above has been corrected and shown in dotted magenta color lines on the accompanying plan as per approval no. P-1523/2019/ (1 and 594)/ K/E ward/ Vyaravali/302/1/new dtd. 26.04.2019	
Whether a listed Heritage building/ site:	~~Yes~~ / ~~No~~	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / ~~No~~ (JOGESHWARI CAVES BUFFER)	

Buffer line of highway	As the land under reference falls within 45 meters of WESTERN EXPRESS HIGHWAY and WESTERN EXPRESS HIGHWAY BUFFER, specific remarks shall be obtained from the concerned Authority
Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.
ASI Monuments: NOC from Archaeological Survey of India Monument shall be obtained before commencing any development.	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.	

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The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

SGNP Eco-Sensitive Zone:

The plot(s) under reference is/are under notified area of Sanjay Gandhi National Park Eco-Sensitive Zone as notified by MoEF & CC vide notification u/no. S.O. 3645 (E) dated 05/12/2016. Hence specific remark from the Competent Authority should be obtained separately before taking up any development on the land.

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 250 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 17295302, 17.08 meters far) has invert level 35.96 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2174188801, 0.00 meters far) has invert level 38.02 meters with reference to Town Hall Datum (THD).

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 258 of Village AAREY in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 258 of Village AAREY in P/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

Heritage Buffer/Vistas:

The plot(s) under reference is/are situated within 100 mtrs. Buffer Zone/ Vista of heritage sites/structure. Hence, clearance / remarks from MHCC (Heritage) and / or Competent authority might be necessary as may be applicable for any development of property so that appropriate cognizance of the grandeur of or view from the existing grade-I Heritage buildings/ Monuments, can be ensured.

Natural Water Course:

The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

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MUNICIPAL CORPORATION OF GREATER MUMBAI **(Development Plan Department)**	Land Bearing CTS No(s) 258 of AAREY Village in P/S Ward This plan is to be read with additional information given in letter no CHE/DP3420220811141082 7/DP/WS/P/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- SewerLines
- Storm Water Drain
- Ward Boundary

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BLOCK PLAN

Scale 1:7000

Land Bearing C.T.S.No(s) 258 of AAREY Village in P/S Ward

N

LOCATION PLAN

Scale 1:11000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP3420220811410827/DP/WS/P/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), P/S Ward. Dated: 20/09/2022

Municipal Corporation of Greater Mumbai

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

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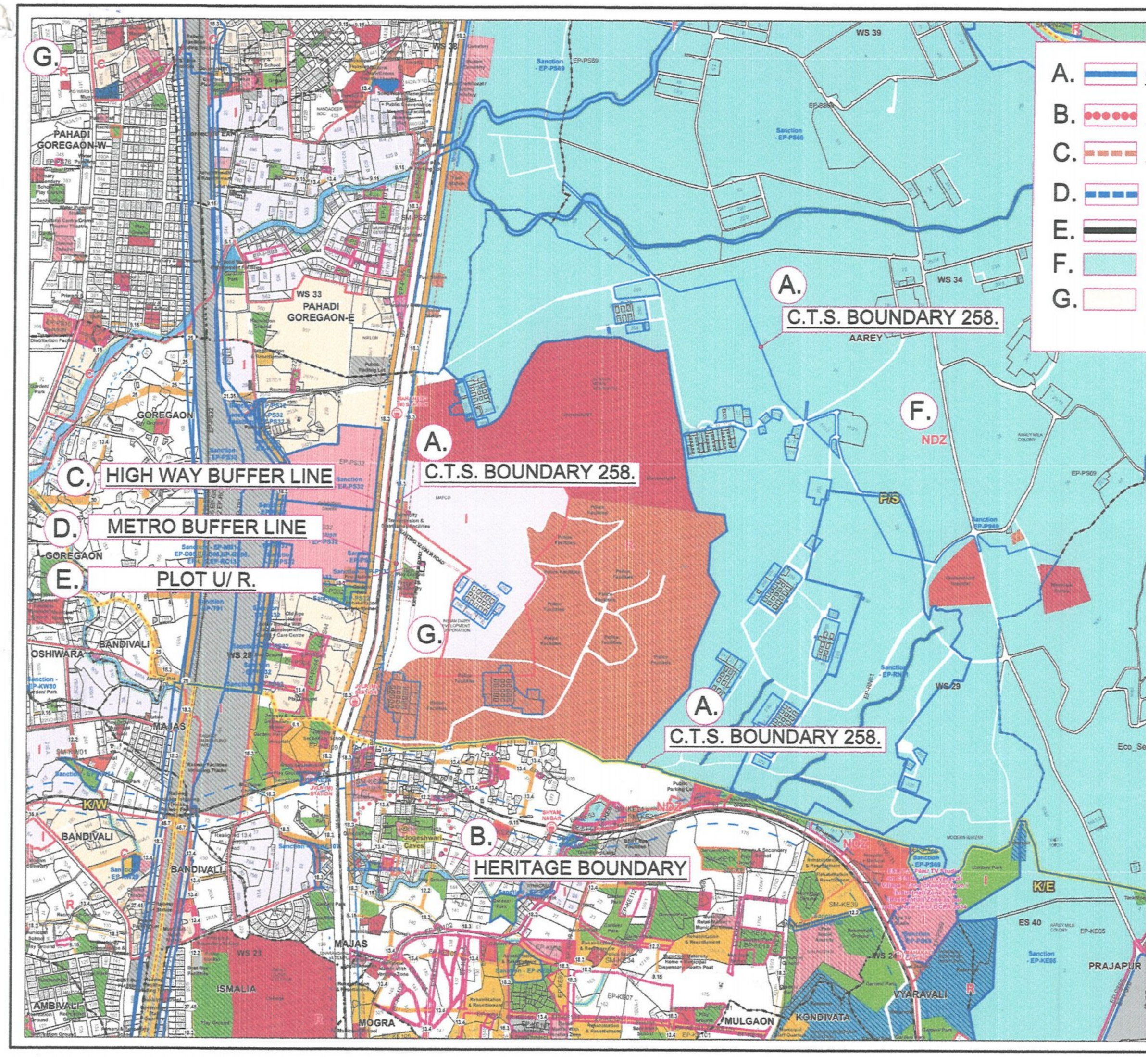

N	BLOCK PLAN	
	Scale 1:7000	Land Bearing C.T.S.No(s) 258 of AAREY Village in P/S Ward

Municipal Corporation of Greater mumbai

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

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Annexure - 'B' 517

BRIHANMUMBAI MUNICIPAL CORPORATION

Format approved u/no. DyChE/BP/WSII/6724/P & R Dated 19.12.2018 read with ChE/DP/25737/Gen Dated 31.12.2018

Dy.ChE/B.P./5033/WS-II/P & R Dated 13 SEP 2023 218

Assistant Engineer (Survey) WS- P & R Ward
Office of Dy.ChE. (BP)WS-II Sanskriti Complex,
C Wing, 90 Feet Road, Thakur Complex,
Kandivali (East), Mumbai- 400101.

To,
M/s. Empire Vision,

Flat No. 102, C-Wing, Royal Garden Building,

Carter Road No. 2, Borivali (East), Mumbai - 400 066

Sub: Survey Remarks, as per Sanctioned Development Plan 2034 and R.L. for the land bearing CTS No. 258/B (pt) of Village Aarey, Bimbisar Nagar (marked as A-B-C-D on DP 2034) at Goregaon (East), Mumbai.

Ref : Your Application Dated 18.08.2023 and payment of Survey Remarks charges made under Receipt no./ SAP DOC No. 1004695402 Dated 28.08.2023.

Sir / Madam,

Survey Remarks, as per Sanctioned Development Plan 2034 for the land shown bounded Black.

Description of Land	**DP - 2034**	
Sanctioned Development Plan referred to DP Sheet No.	:	WS-28
Reservation, affecting the land (as shown plan)	:	Nil
Reservation, abutting the land (as shown plan)	:	Nil
Existing facilities & amenities, affecting the land under reference (as shown plan)	:	Nil
Existing facilities & amenities, abutting the land under reference (as shown plan)	:	Nil
Proposed Road, affecting the land (as shown plan)	:	Nil
Road Widening, affecting the land (as shown plan)	:	Nil
Existing road affecting the land (The width of proposed D.P/Existing DP road are mentioned in SRDP 1991, whereas the same road are shown existing in DP 2034 without mentioning the width of road) (as shown on plan)	:	Nil
Other Existing Roads (as shown plan)	:	Existing Road (12.00mt. wide Layout Road)
Zone	:	Residential Zone
Change in user (if any)	:	To be obtained from Dy.Ch.E(B.P.)WS-II P & R

Detail Survey Remarks are as under:

1)	Details of Property	
	i)	CTS No. 258/B (pt) of Village Aarey, Bimbisar Nagar (marked as A-B-C-D on DP 2034) at Goregaon (East), Mumbai.
	ii)	Layout Subdivision / Amalgamation / **MHADA Layout** / Sanction submitted u/No. CHE/101/BP(WS)/LOP Dated 22.03.2012.
	iii)	Gaothan shall be ascertained from City Survey Office.

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2)	All plans shall be drawn with **North** upward		
	BLOCK PLAN: (Details are as under)		
	i)	Boundaries as shown in black	YES
	ii)	Plot Boundaries tally with	
		a) Approved /Subdivision /layout amalgamation	NO
		a) Certified CTS/MR Plan Submitted By Architect	NO
	iii)	Remarks are offered without verifying the status of Structures shown in block plan.	YES
	iv)	The original City Survey plan duly certified for the property under reference shall be submitted & verified with block plans.	YES
	v)	The plots under reference falls in TPS ---- of DIV ---- to the Scale of '1:80' (1:960) / '1:100' (1:1200) and/or certified TP Plan. Demarcation Plan Showing Plot dimension Shall be submitted to verify plot boundaries.	NO
	vi)	The plot falls in Suburban Scheme	NO
	vii)	Plot falls in Private Layout/ MHADA layout/ Government layout/ Municipal Layout.	YES
	viii)	If the Layout is sanctioned then same should be verified & checked with terms & conditions.	YES
3)		Specific remarks regarding acquisition/possession of reservation/Existing Facilities & Amenities plot shall be obtained from EEDP	NO
4)	i)	Means of access to the plot is from	

Side	Description of Road	Width of Road					
		Proposed DP road	DP Road Widening	R L	T P	Existing	Layout
North	----------	--------	--------	-	-	---------	---
South	----------	--------	--------	-	-	---------	---
East	----------	--------	--------	-	-	---------	---
West	Layout Road	--------	--------	-	-	---------	12.00 mt.

		a) Is the property landlocked? :	NO
	ii)	b) Whether any land locked plot abuts to / adjacent to plot under reference.	The same Shall be ascertained on site from concerned planning authority/Arch. /L.S.
	iii)	The status of existing roads affecting/abutting the plot u/r shall be obtained/ ascertained on site from AE(Maint.)P/S Ward.	YES

13/09/23

Draftsman (Survey) **S.E.(Survey) P/S ward**

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5)	The proposal is affected by -		
	i)	Sanctioned/Proposed ---- mt. wide RL of ----- Road by EE(TC/planning)/A.E(S)IC/WS-I/WS-II/ES	
	ii)	Existing Road (12.00mt. wide Layout Road)	YES
	iii)	A) Setback Shown on the Plan	NO
		B) Whether the set back advantage is previously taken or not taken should be verified.	YES
	iv)	RL /DP/TP/Estate, layout Road etc shall be got demarcated at site before commencement of development.	YES
	v)	If the road shown as Existing road in DP 2034 which was earlier shown as proposed D.P. road in SRDP 1991, then the alignment and width mentioned in SRDP 1991 (till correction/ overcome of discrepancy of width of such road to be made in DP 2034) shall be got demarcated at site before commencement of development.	YES
6)	a.	The plot falls within 30.50 m of existing / Proposed cemetery.	NO
	b.	The Plot Falls within 52.50m from Zonal separation line of R/C/I/ Zone.	NO
	c.	The plot is affected by "Village Boundary" hence, specific remarks from the appropriate authority shall be obtained.	NO
	d.	If the plot is affected by "High Voltage Line & Buffer for High Voltage Line", then, specific remarks from concerned authority shall be obtained.	YES
	e.	The plot is affected by "CRZ & CRZ Buffer" hence; specific remarks shall be obtained from MCZMA or appropriate authority.	NO
7)	The property on the Plot under reference-		
	i)	Is it a heritage structure:	NO
		If yes, Sr. No. and Grade	-----
	ii)	Falls within 100 Mtrs of prohibited area of _____ precinct / Heritage structure. of Sr. No _____ included in the list of preservation of documents as per government Resolution No. DCR _____	NO To be obtained from online/ confirmed from Dy. M.A. (Heritage) or appropriate authority.
8)		If plot in T.P. Scheme, then "B" Form shall be submitted	YES
9)		If plot affected by "Water Trunk Main/Aqueduct", then specific remarks / NOC from AEWW or appropriate authority shall be obtained.	YES To be obtained online from MCGM portal/ competent authority
10)		If plot affected by "Nalla & Nalla Buffer", then specific remarks / NOC from EE SWD (Planning) or appropriate authority shall be obtained.	YES To be obtained online from MCGM portal/ competent authority
11)		Layout / Sub division/ amalgamation & its sanctions are necessary if building proposed is attracted by regulation 26 of DCPR 2034.	YES

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12)		If Proposal is on the Land belonging to MHADA / Government / MMRDA / AirPort Authority / Collector. Then NOC of the concerned Authority Shall be obtained.	YES
13)		The Plot boundary fall within 45m from the edge of Highway/Freeway (Subject to demarcation on site) Hence N.O.C from concerned Authority is necessary.	NO
14)		The plot falls within "Railway/ Railway Buffer" that is 30.00 mtrs from Railway Boundary NOC from Railway Authority shall be obtained before commencement of development.	NO
15)		If plot is affected by influence zone of proposed alignment of Monorail/ Metro rail then NOC from MMRDA or appropriate authority shall be obtained.	YES
16)		If the plot is affected by Koyna / Tata transmission line, then NOC from competent authority shall be obtained.	YES To be obtained online from MCGM portal/ competent authority
17)	i)	The plot falls within the distance 457.32 mt. (500 yards) from Juhu Wireless station. NOC from Signal Officer shall be obtained.	NO
	ii)	The plot falls within 810 mt. (1/2 mile) & 540 mt. (1/3 mile) radius from all India radio/Transmissions stations, NOC from secretary Monitory station, Gorai Road, Borivali (W) shall be obtained.	NO
18)	i)	The Civil Aviation remarks regarding permissible top elevation, site elevation &WGS-84 co-ordinates, etc w.r.t. A.M.S.L. etc shall be obtained from AAI/MIAL/Authorized Consultants approved by AAI, as per prevailing policy/circular issued time to time by competent authority. Please refer website AAI. i.e. http://www.aai.areo(nocas2) for guidelines, procedure etc	YES
	ii)	If the land u/r is situated in FUNNEL LINE or within the Aerodrome zone, then NOC from appropriate authority shall be obtained.	YES
19)		Whether proposal falls within 2 kilometer from Lagoon.	NO
20)		Previous Proposal/file Nos. Prior to submission of online proposal : ---	
21)	i)	If plot is affected by safety clearance zone from Army/Naval depot, then specific remarks shall be obtained from Competent Authority.	YES
	ii)	Plot is fall in Buffer Zone of 100 mt from boundary of Sanjay Gandhi National Park/Forest.	NO
22)		NOC from Geologist.	YES

Draftsman (Survey)

13.9.23

S.E.(Survey) P/S ward

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23)		Other Remarks

a) The Block plan is not correct as per True Extract of the Survey sheet/Tikka Sheet.

b) Plot boundaries should be got checked from A.C. (Estate)/ E.E.T.P.'s office/DILR.

c) That the remarks are given on the basis of documents submitted by the Architect/ party and if any time, is found fake/fraudulent, then the remarks shall be treated as revoked/cancelled.

d) The conditions mentioned in DP 2034 remarks u/no. Ch.E./DP34202308111479551 Dated 10.08.2023 shall be complied with.

e) If the land u/r is the part of Amalgamation /sub-division/layout, then development thereof shall be as per the terms and conditions of the approved Amalgamation /sub-division/layout.

f) Ownership of the plot is not scrutinized by this office.

g) These remarks are offered as per sanctioned DP – 2034 sheet of Excluded Part and Substantial Modification uploaded on online on MCGM portal.

h) If the plot falls in EP or Modification, then cognizance / remarks for the same shall be obtained from competent authority.

i) As per Regulation 59 of DCPR-2034 wherever necessary, special purpose NOC's shall be required to be submitted for the development of plots depending up on the location and type of work as specified in these Regulations. Observance of requirement of these and all other NOC's shall be the responsibility of owner/developer/project proponent.

j) If the plot falls in Enemy properties, then specific remarks/NOC shall be obtained from competent authority.

k) Cognizance of the court order of Hon.'ble SC for Writ Petition (Civil) No. 202 of 1995 Dated 27.09.2022, shall be taken prior to obtaining development permissions on the plot under reference.

l) The CTS Plan/MR Plan prepared by CTSO and submitted to this office by applicant/Architect/L.S., which includes subdivision/amalgamation which is as per approved layout or otherwise should be verified by competent authority before any development approval under MMC/MRTP or any other relevant act in force.

m) The remarks are offered as per Superimposed Plan (Sanctioned D.P. 2034 with Layout) submitted by Arch./L.S. and as per location plan marked as A-B-C-D on superimposed plan/Block Plan.

n) Boundaries and CTS Numbers shown in Sanctioned D.P. 2034 remarks differ with MHADA layout submitted by the Architect/L.S. As such necessary correction in boundaries and CTS Numbers of the plot under reference shall be carried out by the Arch./Owner in GIS through D.P. Department prior to any development.

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Demarcation:

1. **Joint Demarcation of DP road /Layout Road, existing facilities & amenities /Reservation shall be obtained before commencement of any development from the office of A.E. (Survey) P & R.**

Note:

- Remarks offered are without reference to ownership and without carrying out actual Site inspection and without verification of the status of the structures, if any, on the land under reference.
- The boundaries shown in the accompanying plan are as per the records made available to this office. However, the boundaries shown in the records of City Survey Office shall supersede those shown in this Remark Plan.
- The remarks offered are for Location earmarked on Block/location plan submitted by Architect/LS.
- This Remark will remain valid for the entire project period subject to provision of DCPR-2034..
- This Survey remarks is to be read with accompanying plan at pg No. 7

Acc - plan

Draftsman (Survey)	S.E.(Survey) P/S ward	A.E.(Survey)P & R
	13/09/23	13.09.23

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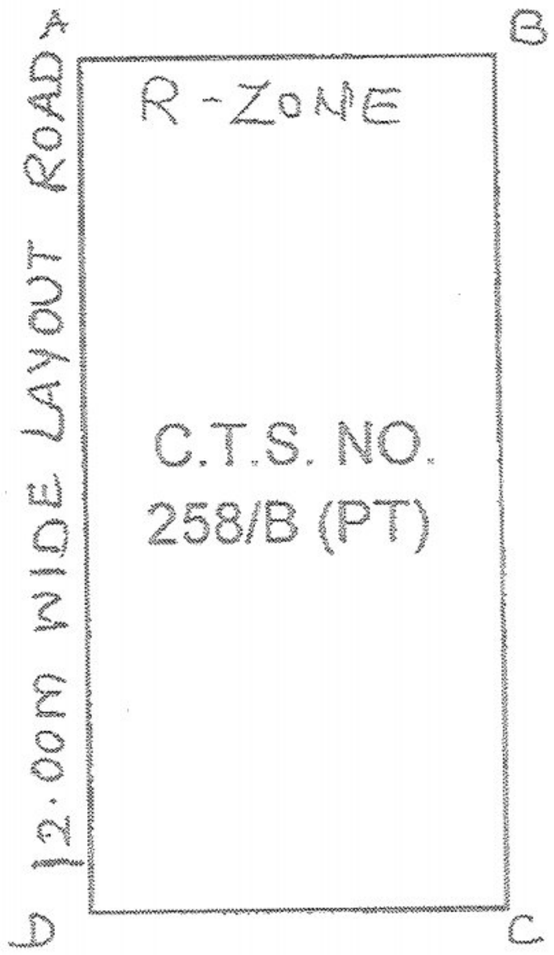
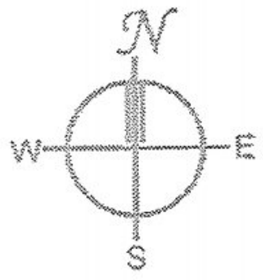


This plan should be read with the remarks u/no. Dy.Che/WS/KW/ 5033/P & R Dated



BLOCK PLAN

SCALE = 1 : 500

13 SEP 2023

NAME AND SIGN. OF OWNER :

M/s. BHAVYA PARSHVA REALTY LLP.

JOB TITLE:
PROPOSED REDEVELOPMENT OF SHOP NO. 01 TO 08 BIMBISAR NAGAR PREMISES CO-OP SOCIETY LTD. ON CTS NO.258/B, SURVEY NO. 14(B) PT. AT BIMBISAR NAGAR, NEXT TO BUILDING NO 13 -B , GOREGAON EAST. MUMBAI 400065

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Annexure - C
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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
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.)

INTIMATION OF APPROVAL FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA- 59/ 1352 /2023

Dated 30 OCT 2023

To,
M/s. Bhavya Parshva Realty L.L.P.
C.A. to Bimbisar Nagar Premises CSL
Bldg. no. 155, Shrirang, Pant Nagar
Parivartan CHSL, Pant Nagar, Naidu Colony,
Ghatkopar (E), Mumbai – 400 077.

Sub:- Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065.

Ref : 1. Application of Architect vide ET-2330 dated 03/08/2023.
2. Offer letter of MB Vide No. CO/MB/REE/NOC/F-1446/859/2023 dated 24/03/2023
3. NOC letter of MB Vide No. CO/MB/REE/NOC/F-1446/2063/2023 dated 26/07/2023.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. ET-2330 dtd. 03.08.2023, and delivered to MHADA on 03.08.2023 and the plans, Sections Specifications and Description with further particulars and details of your buildings at redevelopment of the proposed redevelopment of the "Bimbisar Nagar Premises CSL", Next to Transit Camp Bldg. No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (E), Mumbai- 400 065., furnished to this office under Architect letter, dated 03.08.2023, I have to inform

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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you that, I may approve ZERO FSI IOA of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained from Architect.
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 Arch.
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. Janata Insurance Policy shall be submitted.
5. Bore well shall be constructed in consultation with P/S ward MCGM.
6. That the work shall be carried out between 10.0 a.m. to 6.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
8. 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.
9. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
10. That the N.O.C. from local electric supply co. shall be submitted.
11. Architect, Structural consultant shall verify the scheme in progress as per sub-structure, super structure & OHT.

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12. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
13. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
14. The society shall furnish the NOC for C.C. of Mumbai Board.
15. That the NOC from Tree Authority shall be submitted.

This IOA for Zero FSI is Valid for 1 year i.e.upto--29 OCT 2024

(Rupesh M. Toterwar)
Executive Engineer/B.P. Cell (W.S.)
Greater Mumbai / MHADA

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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
   a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
   b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
   c. Not less than 92 ft. (Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. 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.

Attention is drawn to the notes accompanying this Intimation of Approval.

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NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

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10. All the terms and condition of the approved layout /sub-division should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
15. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(Rupesh M. Toterwar)
Executive Engineer/B.P. Cell (W.S.)
Greater Mumbai / MHADA

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Annexure-'D'

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA

No.CO/MB/REE/NOC/F-1446/859– /2023
Date: 24 MAR 2023

OFFER LETTER

To,
The Secretary,
Bimbisar Nagar Premises Co-op Soc. Ltd.,
Bimbisar Nagar,
Next to Transit Camp Bldg No.13/B,
Goregaon (East), Mumbai - 400 065.

Sub: Proposed Redevelopment of Bimbisar Nagar, **Bimbisar Nagar Premises** Co-op Soc. Ltd., Next to Transit Camp Bldg No.13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai - 400 065, under DCPR 2034.

Ref: 1) Society's proposal letter dtd.21.10.2022.
2) Hon'ble V.P./A's approval dtd.23.03.2023.

Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under DCPR-2034, Clause 33(5) & your proposal is approved by Competent authority for allotment of Addl. BUA of **3,173.56**m² (3,147.83m² Residential Use + 25.73m² Commercial Use) (i.e. **2,042.58** m² Addl. BUA + 1,250.00 m² reserved layout prorata BUA – 119.02m² Existing BUA) in the form of additional BUA.

The above allotment is on sub-divided plot as per demarcation admeasuring about **680.86**m² (i.e. 330.64 m2 as per Lease deed + 350.22m² Tit Bit) as per Demarcation. The total built up area offered is **3,173.56m²** (3,147.83m² Residential Use + 25.73m² Commercial Use) in the form of additional BUA offered now].

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. ०२२ २६५९२०५८/ पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East) Mumbai-400 051.
Phone : 66405000, 26592877, 26592881
Fax No. 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

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The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area i. As per Lease deed 330.64 m² ii. Tit bit 350.22m²	**680.86**
2.	Permissible FSI	3.00
3.	Permissible BUA (680.86m² x 3.00)	**2,042.58**
4.	Balance BUA of Layout as per A.R. No.6615, dtd. 06.08.2013.	1,250.00
5.	Total permissible BUA (Sr. no. 3+4)	**3,292.58**
6.	(-) Existing BUA (Commercial Use)	119.02
7.	Additional BUA Offered through this letter (Sr. No. 5-6) (Residential)	**3,173.56**

In this regard you are requested to make payment as mentioned below:

Table – 2

Sr.No.	Particular		Amount in Rs.
1.	Scrutiny Fees (6,000+12000)(Residential + Commercial)		18,000.00
2.	Debris Removal (6,600)		6,600.00
3.	Layout approval fees (Rs. 1,000/- X 8 T/s)		8,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009		1,00,000.00
5.	Ready Reckoner Rate of 2022-23 (CTS No. 258, zone 56/262)		57,610.00
6.	Rate of Construction for 2022-23		30,250.00
7.	LR /RC Ratio (57,610/ 30,250.00)		1.90
8.	Premium towards additional buildable area for **Residential** use of **3,147.83** sq. mt. by charging Rs. **23,044/-** @ 40 % Ready Reckoner Rate of 2022-23 for **LIG (i.e. 40 % of Rs. 57,610.00/-)** as per Table C-1, in DCPR-2034.	**7,25,38,594.52**	**7,34,27,977.70**
	Premium towards additional buildable area for **Commercial** use of **25.73** sq. mt. by charging Rs. **34,566/-** @ 60 % Ready Reckoner Rate of 2022-23 for **LIG (i.e. 40% x 1.5 = 60% of Rs. 57,610.00/-)** as per Table C-1, in DCPR-2034.	**8,89,383.18**	
9.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (**3,173.56**m² X R.R. rate of 2022-23, Rs. 56,610.00 X 7%)		1,27,98,015.41
10.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs.1,27,98,015.41)		91,41,439.58
11.	Amount to be paid to MHADA (2/7 of Rs.1,27,98,015.41)		36,56,575.83
12.	Total Amount to be paid to MHADA (Sr.No.1+2+3+4+8+11)		7,72,17,153.53 Say Amount **7,72,17,154.00**
13.	In Words:-Rs. Seven Crore Seventy Two Lakh Seventeen Thousand One Hundred & Fifty Four Only.		
14.	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.10)		91,41,439.58 Say Amount **91,41,440.00**

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As per Authority Resolution No. 6749 dt.11/07/2017 payment of premium against additional BUA of 3,173.56m² (i.e for 3,147.83m² Residential Use + 25.73m² Commercial Use) to be allowed in four instalments, and as per circular issued by Hon'ble VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020 for application of interest rate 8.5% is as under.

Table-3

Premium & Other Charges payable to MHADA.

Sr. No	Install-ments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Install-ment	**Rs.2,21,46,171/-** = **Rs.1,83,56,995/-** (Total Premium Amount of Rs, 7,34,27,977.70 x 25 %) + **Rs.37,89,176/-** (i.e. 18,000 + 8000 + 6,600 +1,00,000 + 36,56,575.83)	**6 Months** from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
2)	Second Installment	**Rs.1,83,56,995/-** (Total Premium Amount of Rs, 7,34,27,977.70 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **ONE year** from the date of offer letter issued Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021 .

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3)	Third Installment	**Rs.1,83,56,995/-** (Total Premium Amount of Rs, 7,34,27,977.70 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **TWO years** from the date of offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
4)	Fourth Installment	**Rs.1,83,56,995/-** (Total Premium Amount of Rs, 7,34,27,977.70 x 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **THREE years** from the date of first offer letter issued. Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021

The proposed work of redevelopment will be undertaken under DCR 33(5) of DCPR-2034 by the society as per following terms and conditions :

1) As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, **within SIX MONTHS** and remaining **THREE installments within stipulated time limit as per Table no. 3.** If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. **If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.**
2) The Society shall submit registered Development Agreement executed with the developer before applying for NOC.
3) It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.713 dtd. 15.07.2020.

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4) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Goregaon Division and submit report about confirmation.

5) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-)

6) It is mandatory to get permission from Executive Engineer / Goregaon Division / M.B. before fixing of safety sheet metal fencing around of the building and relocation of existing water & sewerage lines.

7) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5).The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

8) Your society will have to submit No dues certificate from concerned Estate Manager before asking for NOC.

9) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.

10) All conditions in lease deed & sale deed are applicable to the society.

11) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.

12) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA.

13) As per the proposed plans submitted by the society the proposed tenements at less than 45.00m^2(excluding fungible). Hence, the premium is computed considering L.I.G. tenements as per G.R. dated 26.08.2009 and Hon. V.P./A circular dated 25.09.2017. Hence, in future if the society constructs tenements bigger than LIG category then it shall be mandatory to the society to pay the difference amount in premium accordingly.

14) In the society shop No.8 is showing in the name of MHADA. Therefore, all the facility such as Transit rent, Corpus fund, shifting charge & other charges, given to other members shall be applicable to the said MHADA's Shop No.8. Further, the society will have to hand over 1 Tenement against this shop no.8 having minimum carpet area of 260.00 sq.ft. with all amenities to be provided to the other members for the society & as per Development Agreement. Proportionate parking area to be handed over to MHADA free of cost as per DCR.

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29) No additional FSI will be utilized by the society other than permitted by the MHADA.

30) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.

31) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.

32) The user of the proposed development / redevelopment will be as permitted by the MHADA.

33) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.

34) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.

35) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.

36) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.

37) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

38) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.

39) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

An amount of **Rs.7,72,17,154/-** (In words - Rs. Seven Crore Seventy Two Lakh Seventeen Thousand One Hundred & Fifty Four Only.) may be paid in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai – 400051 by Demand Draft/ Pay Order mentioned in above table no- 3 from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

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Also your society should pay Development Cess as per 5(a) in Clause 33(5) of DCPR-2034 an amount of **Rs.91,41,440/-**(In words Rs. Ninety One Lakh Fourty One Thousand Four Hundred & Fourty Only) payable for MCGM, in the office of the Executive Engineer (Western Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E),Mumbai 400 051., **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)

(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of **Rs.91,41,440/-** towards Development Cess charges payable for MCGM.

Copy to Architect : M/s Empire Vision, shop no.6, Shivkrupa Building, kasturba Road No.2, Borivali (E), Mumbai 400 066 for information.

Copy forwarded for information and necessary action in the matter to: -

1) Dy. Chief Engineer (West) / Mumbai Board for information.
2) Architect, Layout Cell, Mumbai Board
3) Executive Engineer, Goregaon Division/ Mumbai Board
   i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
   ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
   iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time , else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

5) Assistant /REE MB for MIS record.

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Annexure - 'E'

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-59/1352/2024/CC/1/New Date : 25 July, 2024

To

M/s. Bhavya Parshva Realty L.L.P,
C.A. to Bimbisar Nagar Premises CSL,

B/102, Bldg. no. 155, Shrirang, Pant Nagar, Parivartan CHSL, Pant Nagar, Naidu Colony, Ghatkopar (E), Mumbai – 400 077.

Sub : Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai-400 065.

Dear Applicant,

With reference to your application dated 16 July, 2024 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-59/1352/2023/IOA/1/Old dt. 30 October, 2023 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:

a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP &

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CEO, MHADA is contravened or not complied with. 241

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This CC is valid upto 24 July, 2025

Remarks : This C.C. is granted for work upto top of plinth level i.e. height 0.30 Mt. from AGL as per approved Zero IOA plans u/no.MH/EE/BPCell/MHADA-59/1352/2023 dated 30/10/2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Yogesh Soma KanagaL.
9. Secretary Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B

Digitally signed by Rupesh Muralidhar Totewar
Date: 25 Jul 2024 15:25:23
Organization :MHADA
Designation :Executive Engr.

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

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Annexure - F' 242

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning 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/(BP)/GM/MHADA-59/1352/2025/IOA/1/Amend Date : 23 June, 2025

To

M/s. Bhavya Parshva Realty L.L.P,
C.A. to Bimbisar Nagar Premises
CSL,

B/102, Bldg. no. 155, Shrirang, Pant Nagar, Parivartan CHSL, Pant Nagar, Naidu Colony, Ghatkopar (E), Mumbai – 400 077.

Sub : Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai-400 065.

Ref : 1. Application of architect dated 29 May, 2025

2. Zero FSI IOA MH/EE/(BP)/GM/MHADA-59/1352/2023/IOA/1/Old dated 30 October, 2023

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-59/1352/2023/IOA/1/Old dated 30 October, 2023 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 30 October, 2023, and following conditions –

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall be submitted & Plinth shall be got checked by this office staff.

2 All the requisite payments as intimated by various departments of MCGM/MHADA shall be paid.

3 That the upto date paid receipts of AA & C "R/N" ward shall be submitted.

4 That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.

5 That the All Material testing report shall be submitted.

6 That the monthly progress report of the work will be submitted by the Architect.

7 That the NOC for Civil Aviation shall be submitted.

8 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.

9 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) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) A.A. & C (R/N)

10 That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted.

11 That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted if applicable.

12 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid.

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13 That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height.

14 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.

15 That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.

16 That the NOC from power Supply Company shall be submitted.

17 That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath, deficiency of light & ventilation /open space & not to complaint in future shall be submitted.

18 That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.

19 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dtd. 17.09.2019 shall be submitted.

20 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.

21 That the structural design including provision of seismic /wind load and or calculations for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.

22 That all the conditions stipulated in MHADA NOC letter bearing no. CO/MB/REE/NOC/F-1416/359/2025 dtd. 10.02.2025. and MHADA offer letter bearing no. CO/MB/REE/NOC/F-1416/2854/2024Dt. 13.12.2024. shall be complied with.

23 That the RUT from the developer to the effect that meter cabin, stilt Portion, society office, servant's toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1 That the final NOC 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 upto a reduced level of at least 31.98MT town Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.

3 That min 3.00mt.wide paved pathway upto staircase will be provided,

4 That the open spaces as per approval, parking spaces and terrace will be kept open.

5 That the name plate/board showing Plot No., Name of the Bldg, etc. will be displayed at a prominent place.

6 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

7 That terraces, sanitary, blocks, nahanis in kitchen will be made Water proof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.

8 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (R/North) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.

9 That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will be affected if applicable.

10 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.

11 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall be submitted in prescribed format.

12 That the dry and wet garbage shall be separated and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.

13 That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.

14 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall be provided to the satisfaction of Municipal Commissioner.

15 That some of the drains shall be laid internally with C.I. Pipes.

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16 That every part of the building constructed and more particularly O.H. Tank will be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

17 That the dust bin shall be provided.

18 That the Sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. / MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.

19 That all the payments shall be paid.

20 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be submitted.

21 That the Drainage Completion Certificate shall be submitted.

22 That the Lift Inspector's completion certificate shall be submitted.

23 That the smoke test certificate shall be submitted.

24 That the water proofing certificate shall be submitted.

25 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.

26 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.

27 That the final N.O.C. from A.A. & C. shall be submitted

28 That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.

29 That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.

Digitally signed by Rupesh Muralidhar Totewar
Date: 23 Jun 2025 17:43:06
Organization :MHADA
Designation :Executive Engr.

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

Copy to:

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
2) Deputy Chief Engineer /B.P. Cell/MHADA.
3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
4) Executive Engineer Borivali Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner Bimbisar Nagar, Goregaon(e) (MCGM)
7) A.A. & C. P South Ward (MCGM)
8) A.E.W.W. P South Ward (MCGM)
9) The Secretary/Chairman
10) Yogesh Soma KanagaL

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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
   a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
   b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
   c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

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9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

Sd/-

23 June, 2025

Rupesh M. Totewar

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

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Annexure - 'G'

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

C. C. REVALIDATION

No. MH/EE/(BP)/GM/MHADA-59/1352/2025/CCR/1 Date : 08 October, 2025

To

M/s. Bhavya Parshva Realty L.L.P,
C.A. to Bimbisar Nagar Premises CSL,

B/102, Bldg. no. 155, Shrirang, Pant Nagar, Parivartan CHSL, Pant Nagar, Naidu Colony, Ghatkopar (E), Mumbai – 400 077.

Sub : Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065.

Ref : 1) Your application No **MH/EE/(BP)/GM/MHADA-59/1352/2025/CCR/1** dated **29 September, 2025**

2) Demand Note No. **MHADA/BP/0824/2025** Dated **29 September, 2025**

Sir,

With reference to your application no at reference no. 1 regarding revalidation of CC for **Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065.,** you have been informed vide Demand Note at reference no.2 for making necessary payment.

Since you have made payment for Rs. **55220** /- vide receipt No. **25272804516** Dated **29 September, 2025**, The revalidation of CC is granted.

Now, This **CC is revalidated upto 24 July, 2026** subject to terms and conditions mentioned in the earlier approval vide No. MH/EE/(BP)/GM/MHADA-59/1352/2025/IOA/1/Amend dt. 23 June, 2025

Digitally signed by Rupesh Muralidhar Totewar
Date: 08 Oct 2025 16:34:36
Organization :MHADA
Designation :Executive Engr

Executive Engineer / BP Cell
Greater Mumbai / MHADA

Copy to:

1) Architect / LS - Yogesh Soma KanagaL
2) The Secretary - Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B

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Annexure - 'H' 250

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-59/1352/2025/FCC/1/New Date : 14 October, 2025

To

M/s. Bhavya Parshva Realty L.L.P,
C.A. to Bimbisar Nagar Premises CSL,

B/102, Bldg. no. 155, Shrirang, Pant Nagar, Parivartan CHSL, Pant Nagar, Naidu Colony, Ghatkopar (E), Mumbai – 400 077.

Sub : Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai-400 065.

Dear Applicant,

With reference to your application dated 16 July, 2024 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065..**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
   a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.

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c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

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7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 24 July, 2026

Issue On : 25 July, 2024 Valid Upto : 24 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-59/1352/2024/CC/1/New

Remark :

This C.C. is granted for work upto top of plinth level i.e. height 0.30 Mt. from AGL as per approved Zero IOA plans u/no.MH/EE/BPCell/MHADA-59/1352/2023 dated 30/10/2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 14 October, 2025 Valid Upto : 24 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-59/1352/2025/FCC/1/New

Remark :

This C.C. is now re-endorsed and further extended up to top of 9th upper residential floors { i. e. Residential cum Commercial building comprising of Ground floor used for Shops, Entrance lobby and services + Service floor + Service floor + 1st to 9th floors for residential user with a height of building is 32.25 mt. from AGL along with Mechanized pit puzzle car parking system tower touching to the building at South-East side up to top of machine room with separate 1.00mt. wide staircase & 1.00 mt. wide platform railing at alternate car parking level. as per approved Amended plan issued vide no. MH/EE/(BP)/GM/MHADA-59/1352/2025/IOA/1/Amend dated 23.06.2025}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 14 Oct 2025 19:22:18
Organization :MHADA
Designation :Executive Engr.

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

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Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Borivali Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Yogesh Soma KanagaL.
9. Secretary Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B

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Annexure 'I' Colly

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/111723/831169

मालिक का नाम एवं पता	Mr. Sagar V. Sheth Designated Partner of M/s. Bhavya Parshva Realty LLP.	**दिनांक/DATE:**	27-12-2023
OWNERS Name & Address	Building No. 155, Shrirang, Pant Nagar Parivartan CHSL., Pant Nagar, Naidu Colony, Ghatkoper (East), Mumbai – 400 077.	**वैधता/ Valid Up to:**	26-12-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है ।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/111723/831169
आवेदक का नाम / Applicant Name*	Dhanaji Gurkhe
स्थल का पता / Site Address*	C.T.S. No. 258/B-1, 1 to 16 at Bimbisar Nagar, Goregaon (East), Mumbai – 400 065.,Goregaon East,Mumbai,Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 08 50.64N 72 51 26.99E, 19 08 51.84N 72 51 27.16E, 19 08 50.56N 72 51 27.62E, 19 08 51.77N 72 51 27.80E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	15.93 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	115.93 M

महाप्रबंधक (ए.टी.एम.) प.क्षे.
General Manager (ATM), W.R.
Airports Authority of India
भारतीय विमानपत्तन प्राधिकरण

27/12/23

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/111723/831169

*** जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant***

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. **This NOC is subject to the terms and conditions as given below:**

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा क़ानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी ।
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।
b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।
c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934 , के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है ।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरैस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

महाप्रबंधक (प.क्षे.) प.क्षे. General Manager (AIM) W.R. Airports Authority of India भारतीय विमानपत्तन प्राधिकरण

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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए ।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो । विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी ।
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरूद्ध कोई शिकायत/दावा नहीं किया जाएगा ।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट । सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी ।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता ।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu,Navi Mumbai,Santa Cruz विमानक्षेत्रो के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रो और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रो, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।
m. This NOC ID has been assessed with respect to theJuhu,Navi Mumbai,Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

महाप्रबंधक (ए. टी. एम.) प.क्षे.
General Manager (ATM) W.R.
Airports Authority of India
भारतीय विमानपत्तन प्राधिकरण

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ग) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

घ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

ङ) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

महाप्रबंधक (ए.टी.एम.) प.क्षे.
General Manager (ATM) W.R.
Airports Authority of India
भारतीय विमानपत्तन प्राधिकरण

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JUHU/WEST/B/111723/831169

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	ए. पी. उदयनारायणन / A. P. UDAYANARAYANAN महाप्रबंधक (ए.टी.एम) प.क्षे. / General Manager (ATM), WR भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099.
द्वारा तैयार Prepared by	29-12-23 BHANU DAIF MGR (ATM - DOAS)
द्वारा जांचा गया Verified by	29/12/2023 RAKESH UPADHYAYA Jr. Gm (ATM - DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री
Juhu	6050.79	24.89
Navi Mumbai	28065.98	307.78
Santa Cruz	6241.97	352.65
NOCID	JUHU/WEST/B/111723/831169	

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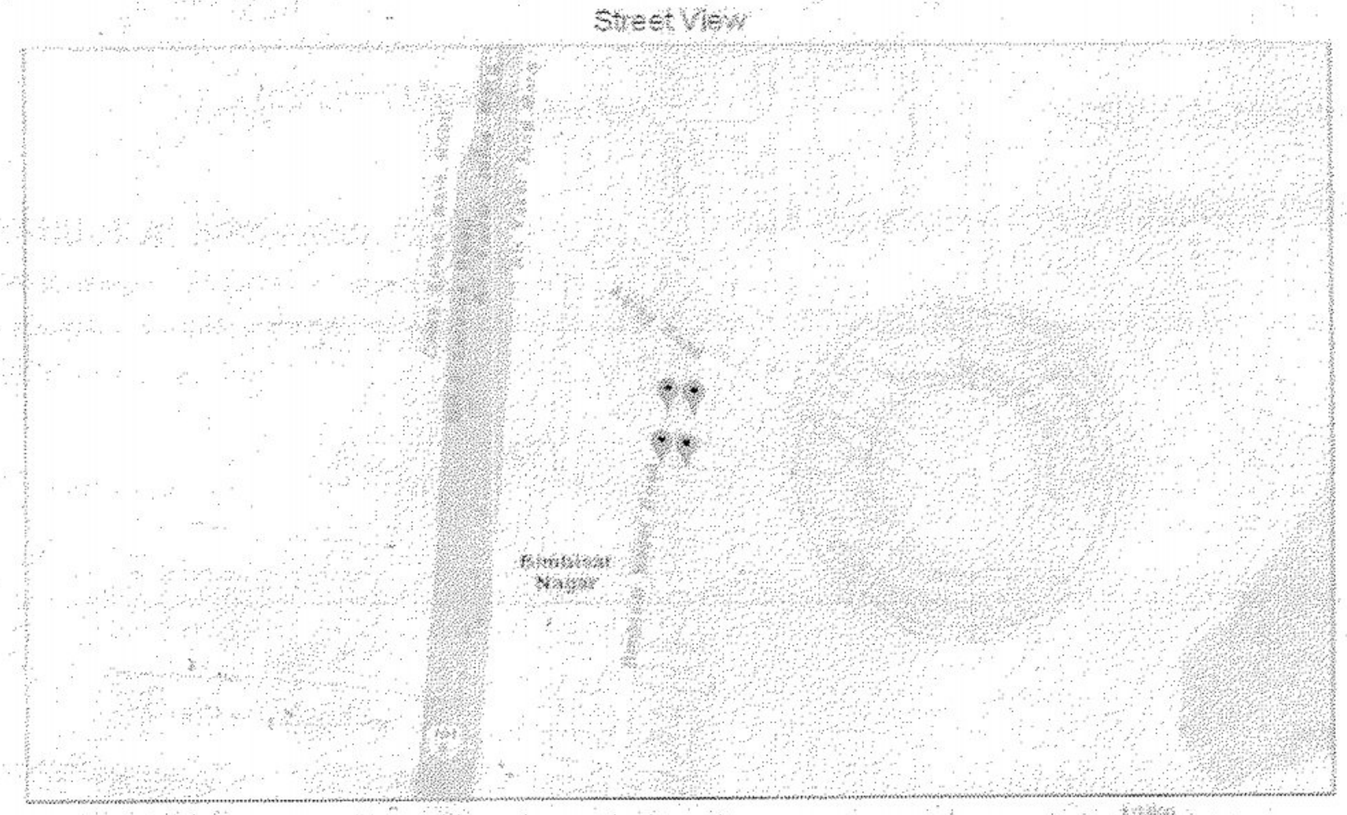
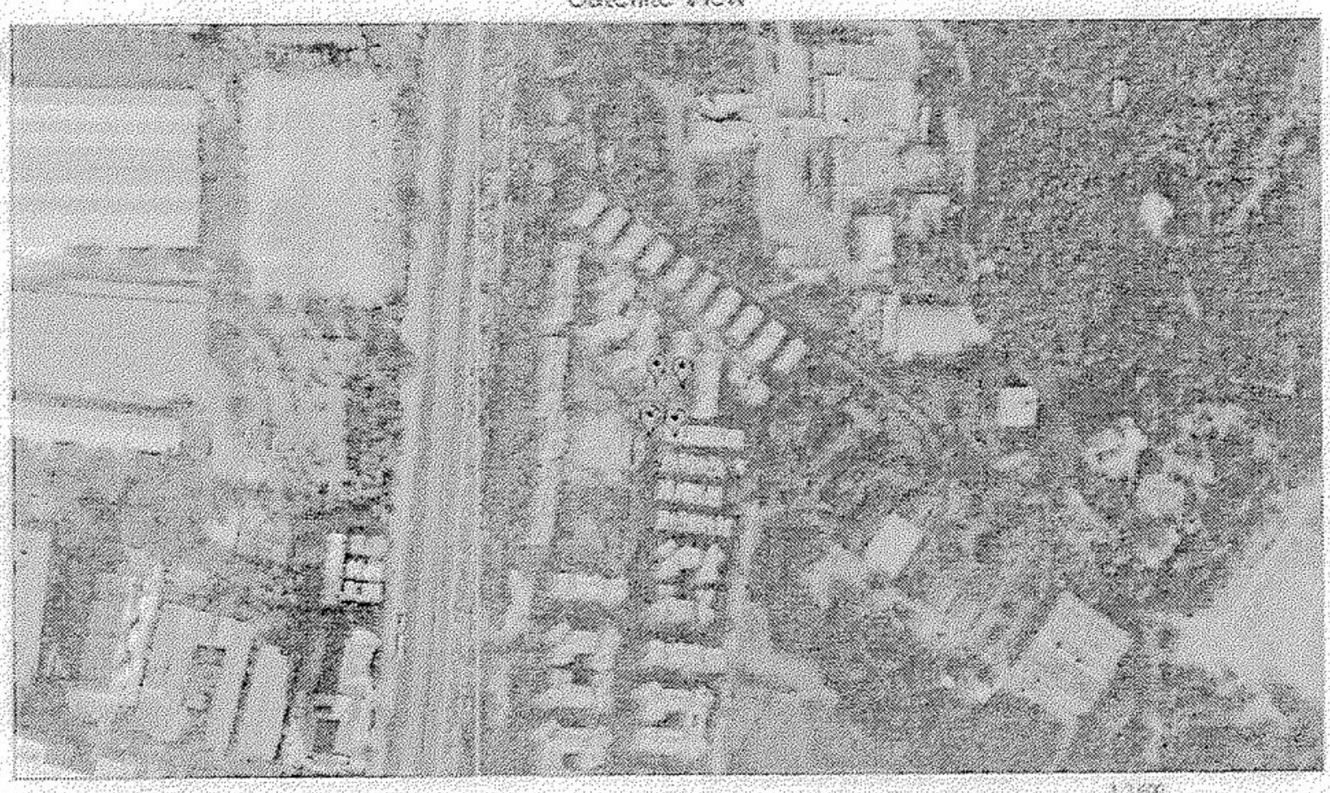
Street View



Satellite View



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिन, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

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BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY

Case No.(59/2023-24)
Office of the Supdt. Of Gardens
VeermataJijabaiBhosaleUdyan,
Dr. Ambedkar Road Byculla
Mumbai-400 027.
No. BUSG/2-IV/69/P
Date: 28/02/2024

To,
M/s. Bhavya Parshva Realty LLP
C.A. to Bimbisar Nagar Premises Co.Op. Soc. Limited
B- 102, Building No. 155, Shrirang, Pantnagar Parivartan C.H.S.Ltd.
Pant Nagar, Naidu Colony , Ghatkopar(East), Mumbai – 400 075

Sub : Permission for the cutting/transplanting of trees coming in the work of Proposed redevelopment of Bhimbisar Nagar Premises Co.Op. Hsg. Soc. Limited, Next to Transit Camp Building No. 13/B, bearing C.T.S. NO. 258/B-1(1 to 16) , at Bhimbisar Nagar, Goregaon(East) , **P/South** ward, Mumbai

Ref: 1. Application from Mr. Rahul Venturkar of Empire Vision Design Consultant dated 07/08/2023
2. Hon. M.C.'s Sanction No. **MDG/776 dtd 15/01/2024.**

Sir/Madam,

With reference to above it is to inform that your request for permission for removal of trees coming in the work of Proposed redevelopment of Bhimbisar Nagar Premises Co.Op. Hsg. Soc. Limited, Next to Transit Camp Building No. 13/B, bearing C.T.S. NO. 258/B-1(1 to 16) , at Bhimbisar Nagar, Goregaon(East) , **P/South** ward, Mumbai has been considered by Hon. Municipal Commissioner & Chairman, Tree Authority under section 8(6)of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 24th June, 2021.

The permission for **cutting 03(Three) trees (**bearing Tree No. **3, 4, 1R**) and **to transplant 02(Two)** trees **(**bearing Tree No. **2, 2R**) and **to retain 01(One)** tree **(**bearing Tree No. **1**) is sanctioned by Hon. Municipal Commissioner & Chairman, Tree Authority vide it's Sanction No. **MDG/776 dtd 15/01/2024.**

You are directed to plant **57(Fifty Seven)** trees in the said property within 15 days in accordance with the provision under section 8(5)(a) of the said Act and intimate to the Tree Officer about the action taken thereto.

Further in accordance with the provision under section 11(1)of the said Act, you are hereby directed to give undertaking that you will take good care of the newly planted trees so that they will grow properly and give a report to the Tree Officer about the condition of these trees once in six months for a period of 3 years.

As per provision under section 19(b), you are directed to obtain the N.O.C. of the Tree Officer for planting of trees in open spaces as well as in R.G.Area as per the norms of Tree Authority i.e. in open spaces Two (2) trees per 100 sq.mtr. and in R.G.Area Five(5) trees per 100 sq.mtr. before getting occupation / completion certificate of the newly constructed building.

Your attention is kindly drawn to the provisions under section of 21 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified upto 24th June, 2021.

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(1) Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto one Lac rupees for every offence and also with imprisonment for a term of not less than one week.

(2) The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offence.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of trees and the C.D. of the transplantation of the trees, so as to ensure proper transplantation of the trees.

As per the Tree Authority's Resolution no. 500, dt. 18-3-2011, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

You are requested to contact Horticultural Assistant/Jr. Tree Officer (P/South) Ward to monitor the technical aspects for transplantation and plantation of trees whose contact No.9561163133.

Thanking you.

Yours faithfully,

Supdt.of Gardens
& Tree Officer

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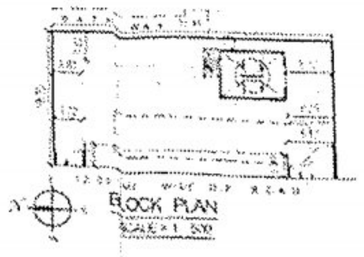
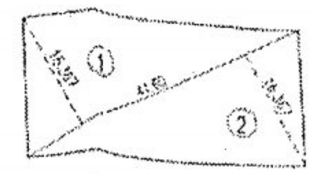


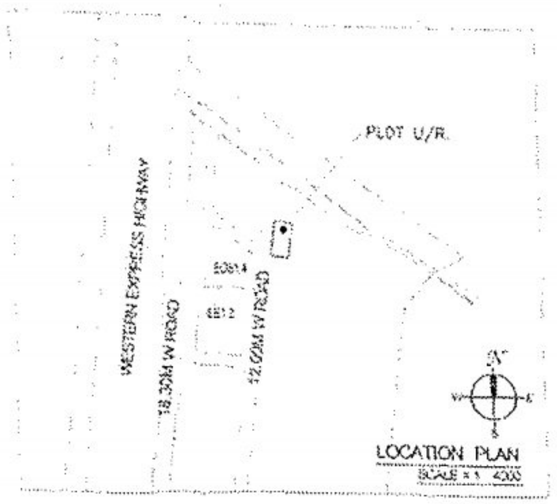


PLOT AREA DIAGRAM & CALCULATION

PLOT AREA CALCULATION

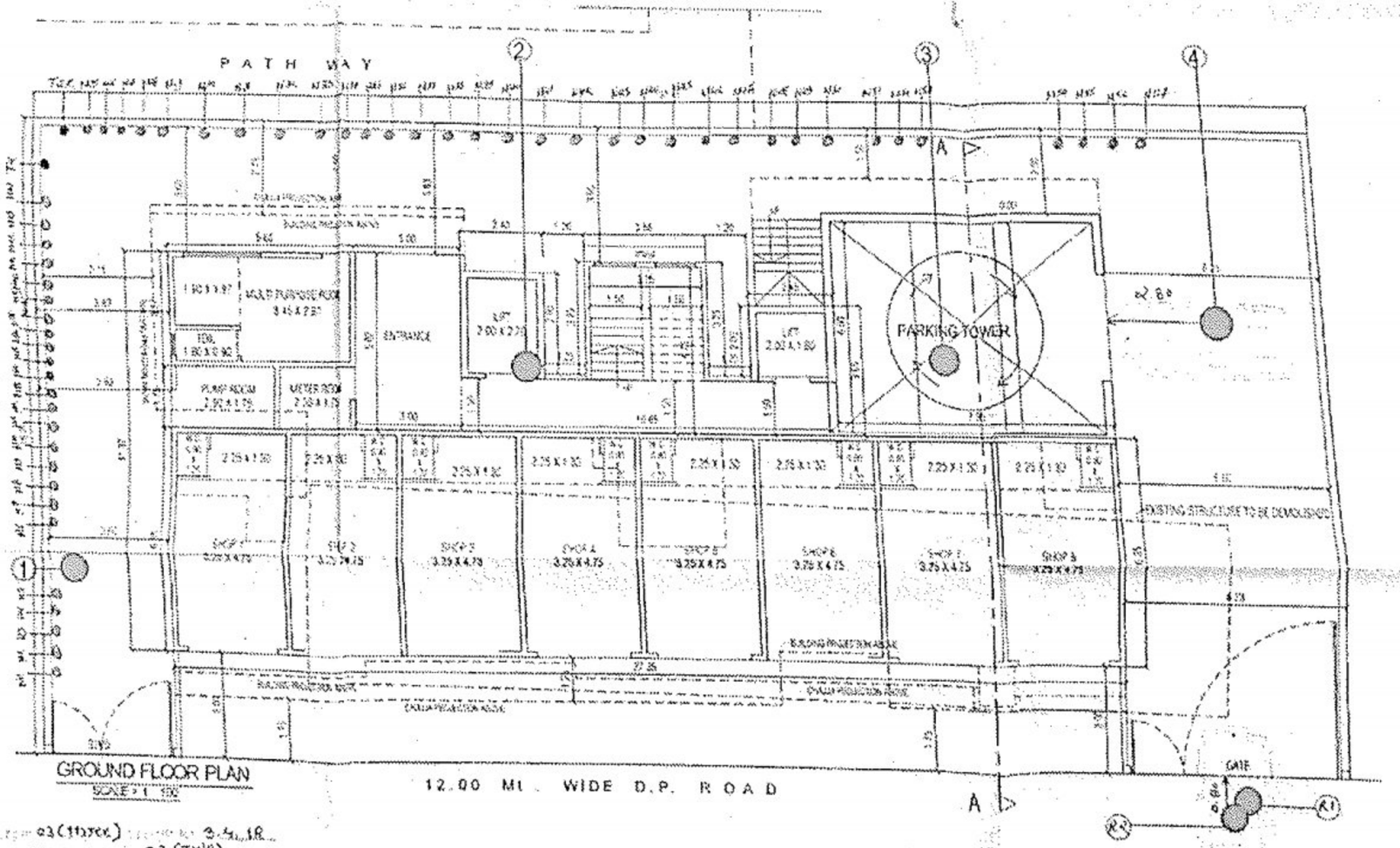
ADDITIONS

1	44.60	X	16.367	X	0.50	=	340.43	SQ. MT
2	43.60	X	16.367	X	0.50	=	340.43	SQ. MT
TOTAL						=	680.86	SQ. MT



- TREE TO BE RETAINED NO. = 1
- TREE UNDER CUTTING NO. = 2, 3, 4, 5,
- TREE TO BE TRANSPLANTED NO. = 2, 2R
- NEW TREE TO BE PLANTED = (PROPOSED) NIL AS NOT.
- LOCATION TO BE TRANSPLANTION = 2, 2R

TRANSIT BUILDING
NO - 12A, B
(G+4)



TRANSIT BUILDING NO - 13B (G+4)

TRANSIT BUILDING NO - 11/11 (G+4)

03 (three) 3, 4, 1R
02 (TWO)
2, 2R — 1 — 01 (one)
11/01/2024
M04/776
SUPT. OF GARDENS & TREE OFFICER

FOR

- A. PLOT DETAILS
- B. DETAILS OF RESIDENTIAL
- C. DETAILS OF FSI AVAILE
- D. TENANT STATEMENT
- E. PARKING STATEMENT
- F. TRANSPORT

CERTIFICATE OF

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BHRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Fire-safety requirements for the proposed construction of high-rise residential building (Proposed redevelopment of existing building, Bimbisar Nagar Premises Co.Op Societry Ltd. Next to transit camp building No. 13/B), on bearing C.T.S. No. 258/b-1 (1 to 16) at bimbisar nagar, Goregaon East, Mumbai 400 065.

Ref: 1) Online submission from **Mr. Yogesh Soma Kanagal**, Architect
2) Online file No.: **P-19760/2023/(258/ B-1 (1 to 16))/P/S Ward/ AAREY-P/S/MHADA-CFO/1/New**

Mr. Yogesh Soma Kanagal, Architect,

This is a proposal for construction of high rise residential building having Ground floor for shops + Service floor + 1st to 21st upper residential floors with a total height of 67.05 mtrs measured from general ground level to terrace level along with mechanized car parking tower attached to building at South-East side, having total height of 67.05 mtrs, measured from ground level upto top of lift machine room with separate 1.00 mtrs wide staircase & 1.00 mtrs wide platform railing at alternate car parking level as shown on the plan. The said mechanized car parking tower shall be segregated by 4 hrs RCC wall as shown on the plan.

The details of floor wise user of the building as follows:

Floor level	Users
Ground floor	Entrance lobby + 08 nos. of shops + Electric meter room + Multipurpose Room + Toilet block + Pump room & U.G. water storage tank
Service floor	For services
1st to 6th, 8th to 13th & 15th to 21st floors	04 nos. of residential flats on each floor
7th floor	01 no. of residential flat + Fitness centre + Society office + Refuge area
14th floor	03 nos. of residential flats + Refuge area
Terrace	Terrace- open to sky (treated as refuge area)

Details of Staircase provided for the building as follows:

No. of staircase	Width	From – To	Type of staircase
01 No.	1.50 mtrs	Leading from ground floor to terrace level	Enclosed type
The staircase is externally located & adequately ventilated to outside air as shown on the plan.			

Details of Lifts provided for the building as follows:

No. of lifts	Type of lifts	Profile
02 Nos.	Passenger lift	Leading from ground floor to top floor level
Both the passenger lift shall be converted into fire lift. The lift lobby/ common corridor at each floor is directly ventilated to outside air as shown on plans.		

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Details of Open Spaces:
The plot abuts on Existing 12.30 mtrs wide D.P. Road on West side as shown on the plan by Architect.

The side open spaces all around the building are as under;

Side	Building line to plot Boundary
North	3.60 mtrs to 3.83 mtrs
South	6.00 mtrs to 6.23 mtrs
East	2.50 mtrs from mechanized car parking tower to 3.95 mtrs
West	3.00 mtrs + Existing 12.30 mtrs wide D.P. Road

Details of refuge area is as follows:

Refuge floor	Refuge area in Sq.mtrs		At the height of refuge floor in mtrs from general ground level.
	(Required)	(Proposed)	
7th floor	53.37	56.01	23.55 mtrs
14th floor	65.32	65.58	43.85 mtrs
In addition to above, terrace of the building shall be treated as refuge area. Refuge area calculation shall be verified by E.E.B.P.CELL (MHADA). Excess refuge area shall be counted in FSI as per DCPR 2034.			

The proposal has been considered favorably taking into consideration the following; -

i) This proposal fall under regulation 33x`(5) of DCPR 2034.
ii) The plot abuts on Existing 12.30 mtrs wide D.P. Road on West side as shown on the plan by Architect.
iii) There shall be no compound wall on Existing 12.30 mtrs wide D.P. Road on West side shown on the plan by Architect.
iv) The Architect has proposed refuge area facing junction of road side i.e. West side as well as wider open space of minimum 6.00 mtrs on South side from where specialized fire appliances of this department can be operated in case of emergency.
v) Architect vide his hardship letter dated 22/12/2023 stated that, as per norms, 3rd refuge area is to be provided on 21st floor in addition to refuge area proposed on 7th & 14th floor. Architect has not proposed refuge area on 21st floor. However, Architect has included refuge area of 21st floor in refuge area calculations on 14th floor and has requested this department to consider terrace above 21st floor to be treated as refuge area in addition to the refuge area provided on 7th & 14th floor. However, the same is considered by this department and necessary approval of Hon'ble V.P. (MHADA) shall be obtained for the same.
vi) Automatic sprinkler system shall be provided in each shop & Multipurpose room on ground floor, in fitness centre, in society office, in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor as per relevant I.S. standards.
vii) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

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In the view of the above as far as this department is concerned, this fire safety requirement letter is issued from fire safety point of view for the proposed construction of high rise residential building having Ground floor for shops + Service floor + 1st to 21st upper residential floors with a total height of 67.05 mtrs measured from general ground level to terrace level along with mechanized car parking tower attached to building at South-East side, having total height of 67.05 mtrs, measured from ground level upto top of lift machine room with separate 1.00 mtrs wide staircase & 1.00 mtrs wide platform railing at alternate car parking level as per the details shown on the uploaded plan signed in token of approval, subject to satisfactory compliances of the following requirements;

1) **ACCESS:**

There shall be no compound wall on Existing 12.30 mtrs wide D.P. Road on West side. However, removable bollard chain link may be may be permitted at road side. Courtyards shall be flushed with the road level.

2) **COURTYARDS:**

i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines each with point load of 10 kg/cm^2
ii) All the courtyards shall be in one plane.
iii) The courtyards shall be kept free from obstruction at all times.
iv) No structure of any kind shall be permitted in courtyards of the building.

3) **STAIRCASE:**

i) The layout of staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one-hour fire resistant self-closing door placed in the enclosed wall of the staircase at landing.
ii) The flight width of staircase shall not be less than 1.50 mtrs throughout its height.
iii) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
v) Nothing shall be kept or stored in staircase / corridor/passage.

The staircase terrace door shall be provided in the following manner:

a) The top half portion of the doors shall be provided with louvers.
b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
c) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
d) The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection and alarm system.

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4) PROTECTION TO STRUCTURAL STEEL:

a) All the structural steel members i.e. columns, beams, etc., shall be protected with the fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.

b) A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer at the time of application for occupying the building.

5) MECHANIZED CAR PARKING TOWER:

a) All the structural steel members of the car parking tower / block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification.

b) The cars shall be separated by perfect partition of steel pallets between two Cars, to prevent spread of fire from one level to next level.

c) The car parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.

d) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.

e) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.

f) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.

g) Lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car.

h) Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.

i) A 1.00 mtrs. width platform having railing, shall be provided from separate staircase of 1.00 mtrs. flight width at alternate level for access to the car parking tower as shown on the plan.

j) Water Spray Projector System conforming to the standards laid down by relevant I.S. specification shall be provided covering each level of car parking.

k) Wet riser of internal diameter of 10 cms. G.I. 'C' class pipe shall be provided on external platform on alternate level with hydrant outlet and connected to the fire service outlet on the external face of the building directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the wet riser.

l) One fire service inlet for Water spray projector system shall be provided at the ground of the car parking tower.

m) The car engine shall be shut off at ground level before parking at higher level.

n) Only trained operator certified by company installing car tower shall operate automatic car parking.

o) The said mechanized car parking tower shall be segregated from the building by 4 hrs. fire resistant wall.

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6) **LIFT:**

i) Walls enclosing lift shafts shall have fire resistance of not less than two hours.

ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.

iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.

iv) Both the lift shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

v) Threshold of non-combustible material shall be provided at the entrance of each landing door.

7) **FIRE LIFT:**

a) To enable fire services to reach the upper floor with the minimum delay, two fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.

b) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum dimension of 1.12 mtrs. it shall have loading capacity of not less than 545 kgs.(8 persons lift) with automatic closing doors.

c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply of the building and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.

d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass–fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. The lift can be used by the occupants in normal times.

e) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

f) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.

g) The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

8) **ESCAPE ROUTE FROM FLAT TO STAIRCASE:**

i) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.

ii) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not bricked up or closed at any time in the future.

9) **ENTRANCE DOORS: -**

a) All flat entrance doors, kitchen doors (if provided), fitness centre, society office, refuge door etc. shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)

b) Rolling shutter for each shop on ground floor shall be fire resistance of not less than one hour.

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c) The fire resistance rating for staircase F.R.D., Lift lobby & the lift doors as per N.B.C. provisions.

10) <u>ELECTRIC CABLE DUCT AND ELECTRIC METER ROOM:</u>

i) Electric cable duct shall be exclusively used for electric cables and should not open in staircase enclosure.
ii) Inspection doors for the duct shall have two hours fire resistance.
iii) Electric cables shall not pass through staircase enclosure and shall be taken in concealed manner.
iv) Electric cables shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
v) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of ELCB/MCB.
vi) Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.
vii) Automatic smoke detection system shall be installed in entire electric duct on each floor as per IS specifications.
viii) Electrical bus bar system shall be preferred than electric cables.

11) <u>ESCAPE ROUTE LIGHTING:</u>

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

12) <u>CORRIDOR / LIFT LOBBY:</u>

a) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
b) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.

13) <u>STAIRCASE AND CORRIDOR LIGHTINGS:</u>

a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
b) Staircase and corridor lighting shall also be connected to alternate supply.

14) <u>FALSE CEILING (if provided):</u>

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

15) <u>MATERIALS FOR INTERIOR DECORATION/FURNISHING:</u>

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

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16) **FIRE FIGHTING REQUIREMENTS: -:**

A) **UNDERGROUND WATER STORAGE TANK:**

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved form H.E.'s department prior to erection. The slab of the tank shall be designed to bear vehicular load of point load of 10 kg/cm2.

B) **OVERHEAD WATER STORAGE TANK:**

A tank of 30,000 liters capacity shall be provided above staircase shaft at the terrace level. The design shall be got approved form H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

C) **WET RISER CUM DOWN COMER (for each lobby): -**

Wet riser of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided as shown on the uploaded plan, with twin hydrant outlet and hose reel on each floor in such a way as not to reduce the width of the passage as shown on the enclosed plan. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.

D) **FIRE SERVICE INLET: -**

i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer, (b) Sprinkler system (c) Water spray projection system etc.

ii) Breeching connection inlet shall be provided to refill U.G. tank,

iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) **AUTOMATIC SPRINKLERS SYSTEM:**

Automatic sprinkler system shall be provided in each shop & Multipurpose room on ground floor, in fitness centre, in society office, in each habitable room of each residential flat on each floor & in each lift lobby/common corridor of each floor as per relevant I.S. standards.

F) **WATER SPRAY PROJECTOR SYSTEM (FOR CAR PARKING TOWER):**

a) Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head for car parking tower.

b) One fire service inlet for Water spray projector system shall be provided at the ground of the car parking tower.

G) **FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:**

a) Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant.

b) Booster pump of capacity 900 liters/min. giving a pressure of not less than

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3.2 kgs./sq.cms. at the topmost hydrant outlet of each wet riser shall be provided for overhead tank at the terrace level. (submersible pump is not permitted)

c) Two way switches for each booster pump shall be provided at top floor level of building as well as at ground level easily accessible/ noticeable place of the building.

d) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.

e) Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room. (submersible pump is not permitted).

f) Operating switches for all pumps shall be also provided in glass fronted boxes in ground floor.

g) Electric supply (normal) to these pumps shall be on independent circuit.

H) **EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building within the confines on ground floor.

I) **HOSES & HOSE BOXES:**

One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor as well as on each floor at easily accessible places.

J) **AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in fitness centre, society office, in pump room, in each lift machine room, in electric meter room as well as entire electric duct on each floor as per IS specifications and console panel shall be provided on ground floor.

K) **ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

L) **PORTABLE FIRE EXTINGUISHERS:**

a) One dry chemical powder (ABC type) fire extinguisher of 06 kgs. Capacity having BIS certification mark and one no. of bucket filled with dry clean sand shall be kept in electric meter room, in each lift machine room & pump room.

b) Two dry chemical powder (ABC type) fire extinguishers of 06 kgs. Capacity each having BIS certification mark and two buckets filled with dry clean sand shall be kept near car parking tower on ground floor.

c) One dry chemical powder type fire extinguisher of 06 kgs. Capacity having BIS Certification mark shall be kept in each shop, in fitness centre, in society office & in each lift lobby / common corridor on each floor as well as in each refuge area of the building.

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17) **FIRE ALARM SYSTEM:**
Entire building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

18) **PUBLIC ADDRESS SYSTEM:**
The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

19) **SIGNAGES:**
Self-glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

20) **PANEL BOARD OF FIRE-FIGHTING SYSTEM:**
Fire alarm system, public address system, Automatic smoke detection system, Automatic sprinkler system, alternate supply, pump room panel etc. panels shall be installed on ground floor of the building.

21) **FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**
Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.

a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

22) **TRAINED STAFF / SECURITY GUARDS:**
The trained staff / security guards having basic knowledge of fire-fighting & fix fire-fighting installation shall be provided / posted in the building.

23) **FIRE DRILLS / EVACUATION DRILLS;**
Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

24) **ELEVATION FEATURE:**
As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. u/no. Ch. Eng./D.P./ 30449/Gen. Dtd. 03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

25) **INTERNET OF THINGS SYSTEM:**
a) The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.

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b) The IOT based Micro Controller Device shall be tested and verified by NABL accredited testing agency / laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.

c) The complete installation of IOT based Micro Controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at that time of compliance.

d) The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the owner, occupier immediately.

e) The data generated by IOT based Micro Controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

26) REFUGE AREA:

A. The refuge area provided on 7th & 14th floor of the building shall confirm to the following requirements;

i) The layout of refuge area shall not be changed / modified at any time in future.

ii) The refuge area shall be provided with railing/ parapet of 1.20 mtrs. height on open side and shall be of sound construction.

iii) There shall not be any opening/s into the refuge area from any portion of the occupied premises.

iv) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self-closing door.

v) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department.

vi) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.

vii) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".

viii) Adequate drinking water facility shall be provided in the refuge area.

ix) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.

B. The terrace of the building shall be treated as refuge area and shall be provided as under:

i) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".

ii) Adequate drinking water facility shall be provided in the refuge area.

iii) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

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27) **OTHER NOC / PERMISSIONS**: -
Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

The Architect vide his letter dated 10/11/2023 has certified the gross built-up area as 4432.83 sq. mtrs for the said high rise building and party has paid scrutiny fees of Rs. 5,15,000/- vide Challan No. : CHE/BP/126633/23, dated 11/12/2023.

However, E.E.B.P. CELL (MHADA) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

As per MFS & LA 2006, u/s. 11(1) & as certified by the Architect in the classification of building stated in schedule II/part I/ part III, the party has paid fire service fees of Rs. 1,00,000/- vide Challan No.: CHE/CFO/127210/23, dated 14/12/2023 on the gross built up area of 4432.83 sq. mtrs for the said high rise residential building having total height of 67.05 mtrs.

Also Architect has uploaded undertaking from Partner, For Bhavya Parshva Realty LLP., dated 04/12/2023 stating that, "we have already paid the fire service fee of Rs. 15/- per sq. mtrs. as per schedule II of Circular dated 19/07/2006 issued by the Maharashtra Govt. and further undertake to pay the enhanced fee as per Circular No. 2023-59-895 dated 02/06/2023 if applicable only as and when demanded by the Mumbai Fire Brigade".

Note:

1) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2) The width of abutting road & open spaces are mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
3) E.E.B.P. CELL (MHADA) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
4) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
5) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
6) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
7) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ Architect, etc.

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9) The plans approved along with this recommendation letter are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect /Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

10) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

11) This recommendation letter is issued without prejudice to legal matters pending in court of law, if any.

12) **With reference to Maharashtra fire prevention & life safety measure Act 2006 (2007 of Mah – III) & Maharashtra fire prevention & life safety measure Act amended 2023 and circular from Directorate of Maharashtra fire services vide no. मअसे -2023-59/895 dated 02/06/2023, fire and emergency fees is applicable from 30/05/2023. However, the guideline for the fee calculations from Maharashtra fire services & circular from Mumbai Fire Bridge is not yet received. Hence Architect / Developer shall pay the necessary fees as per the demand note from this office, in future before final occupation.**

RAVINDRA VITTHAL BHOSALE

Digitally signed by RAVINDRA VITTHAL BHOSALE
Date: 2024.01.04 18:24:56 +05'30'

Divisional Fire Officer
(Scrutinized & Prepared by)

ASHOK VITHOBA BANGAR

Digitally signed by ASHOK VITHOBA BANGAR
Date: 2024.01.04 21:48:00 +05'30'

Deputy Chief Fire Officer
Final Approval

Copy to: E.E.B.P. CELL (MHADA)

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