महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

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 (IOA) FOR ZERO FSI

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No.EE/BP Cell/GM/**MHADA-22/** 114 **/2018**
Dated : 20 OCT 2018

To,
M/s. Ashapurti CHS. Ltd.
on plot bearing C.T.S.No.2 (Pt.),
of Village Kurla-III,at Nehru Nagar,
at Kurla East, Mumbai- 400024.

Sub:- Proposed redevelopment of the existing building No.144 known as "Ashapurti CHS. Ltd.", on plot bearing C.T.S.No.2 (Pt.), of Village Kurla-III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai- 400024.under regulation no. of DCR 33(5).

Ref:- 1.Govt.of Maharashtra Notification No.TPB-4317/629/CR-51/ 2015/UD-11,Dtd. 23/05/2018.
2.Application of L.S. dated 30/07/2018.

Sir,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nildtd.13/06/2018, and delivered to MHADA on 30/07/2018,and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No.144 known as "Ashapurti CHS. Ltd.", on plot bearing C.T.S.No.2 (Pt.), of Village Kurla-III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai- 400024. furnished to this office under your letter, dated 04/06/2018, I have to inform you that I may approve ZERO FSI IOA for 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.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
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. Requisitions of clause 45 & 46 of DCR 91 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size ____ m to - ____ m for the advertisement of proposal shall be made.
10. That the owner shall hereby agree and undertake that he will be abide by DCPR 2034 and will process our plans and proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.

B.FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed / Labour Camp shall be either tarpaulin of G.I. Sheets.
3. That this Temporary Shed /Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall do any sort to pucca or permanent construction of any nature on this temporary permission.
5. That the temporary shed shall be constructed to the approved size and measurement and shall exceed the permitted area.
6. That you shall pay the sum of Rs.10000/-(in Words Rs.Ten Thousand) as a security Deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.

7. That you shall pay the sum of Rs.10000/- (in Words Rs. Ten Thousand only) as Deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.

8. That the permission shall effective upto completion of the project.

9. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date

10. That in case of your failure to remove the Temporary Shed/Labour Camp on or before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.

11. That you shall pay fees at the rate of the Rs. /-per 10 Sq. Mts.Area for the structure for the entire monsoon period or part thereof.

12. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.

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

Copy submitted For information please.

Copy with plan to:

1) Chief Officer/Mumbai Board.
2) Asst. Commissioner 'L' Ward(MCGM)
3) A.A. & C. 'L' Ward (MCGM)
4) A.E.W.W. 'L' Ward (MCGM)
5) Licensed Surveyor Shri. Mehul H. Waghela of M/s. Creative Consultancy

Sd/-

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

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.

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.
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.

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

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

म्हाडा
MHADA

No.CO/MB/REE/NOC/F-1004/1867 /2018
Date: 13 NOV 2018

To,
The Executive Engineer,
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E),Mumbai 400 051.

Sub : N. O. C. for proposed redevelopment of existing Building No.**144**, known as Nehru Nagar **ASHAPURTI** CHSL bearing CTS No. 2(pt), Nehru Nagar, Kurla (E), Mumbai – 400 024 under DCR 33(5) dated 08.10.2013 & it's modification dtd. 03.07.2017.

Ref :
1 This Office Offer letter No. CO/MB/Arch/NOC/F-1004/736/2018, Dated – 27.04.2018.
2 Society's letter dated 12.10.2018

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

i) The above allotment is on sub-divided plot as per lease deed admeasuring about **882.92** m² (Lease Area). The total built up area should be permitted up to existing BUA 1,588.86 m² + 3,655.90 m2 (for residential use) [i.e. 1,059.90 m² in the form of additional BUA + 2,596.00 m² in the form of balance built up area of layout (Pro-rata)] to be allotted now thus total BUA = **5,244.76** m² only.

ii) Allotment of total BUA of **5,244.76** m² (for residential use) is permitted for I.O.D./ I.O.A. purpose only.

iii) Since the Society has paid first installment i.e. 25 % amount of premium towards additional built up area of 3,655.90 m2 as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for **2,502.835** m² (for Residential use) [i.e. **913.975** m² permitted through this NOC. (Proportionate to the first installment paid by the Society as per offer letter under reference no. 1) and 1,588.86 m² Existing Built up area.

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, 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

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE,BP Cell, Greater Mumbai / MHADA.

2. Necessary Approvals to the plans from EE,BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.

3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

5. **The built up area permitted as per statement below.**

Sr.No.	Built up Area	In m2
1.	Plot area as per lease deed **882.92** m²	**882.92**
2.	Permissible BUA (882.92 m² X 3.0 FSI)	2,648.76
3.	Permissible Pro-rata (40 Ts X 54.90 m² per T/s)	2,196.00
4.	From discretionary 10% quota of Hon. VP/A from balance built up area of layout.	400.00
5.	Total BUA permissible (Sr.No.2+3+4)	**5,244.76**
6.	(-) Existing Built up area 1,588.86 m2	1,588.86
7.	Additional Built up area (Sr.No.5-6)	**3,655.90**
8.	**Total built up area permitted for obtaining I.O.D. / I.O.A.** **5,244.76 m²** (for Residential use) permitted through this NOC.	**5,244.76**
9.	**Total built up area permitted for obtaining Commencement Certificate.** **913.975** m² (for Residential use) permitted through this NOC. (Proportionate to the first installment paid by the Society as per offer letter under reference no. 1) and 1,588.86 m² Existing Built up area.	**2,502.835**

6. No additional F.S.I. should be utilized other than mentioned above and carpet area for existing members / tenements should be retained as per Govt. G.R. शासन निर्णय क्र.बैठक ११०९/प्र.क्र.३६/गृनिभ. मंत्रालय dated 26/08/2009.

7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.

8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.

9. The user of this construction under this NOC should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.

10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Kurla Division, Mumbai Board.

11. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.

12. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.

13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.

14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.

15. All the terms and conditions mentioned in earlier Offer letter, NOC letter & the accompanying list (Annexure-I) appended to this letter will be applicable to the society.

16. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.

17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.

18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Kurla Divn. / M.B. under intimation to this office.

19. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.

20. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.

21. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.

22. All terms & conditions of lease deed and sale deed are binding on the society.

23. After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

24. The proposal of issue of NOC for obtaining occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.

a) Copy of approved plan along-with copy of IOD & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.

c) Photographs of the newly constructed building taken from various angles.

25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.

26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.

27. MHADA reserve 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.

28. On approval to revised layout plan by EE,BP Cell, Greater Mumbai / MHADA, all terms & conditions laid down therein shall be binding on the society.

29. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.

30. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of **5,244.76** m^2 as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA **2,502.835** m^2 (for Residential use) [i.e. **913.975** m^2 (for Residential use) permitted through this NOC. (Proportionate to the first installment paid by the Society as per offer letter under reference no. 1) and 1,588.86 m^2 Existing Built up area.]

31. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.

32. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per D.C.R. 33(5) dated 08/10/2013 Government notification.

33. 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.

34. All the dues should be cleared by Society before issue of Occupation Certificate.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition & other terms and conditions annexed herewith, the NOC will stand cancelled.

Now, MHADA is considering the proposal for amendment of the layout for 3.00 FSI and also all the directives given in the Govt. Resolution of U.D.D. vide No. TPB /4308 /74 /C.N0.11 /2008 /UD-11, dated 6/12/2008 shall be applicable to the applicant.

Encl.: Annexure-I.

(Draft approved by CO/MB)

Sd/-
(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

Copy to: The Secretary, The Secretary, Building No.**144**, known as Nehru Nagar **ASHAPURTI** CHSL bearing CTS No. 2(pt), Nehru Nagar, Kurla (E), Mumbai – 400 024. ENCL.- ANNEXURE – I.

Copy to Licensed Surveyor : Shree Sagar K. Sharma, 102, Rashmi Tower, Near Jain Temple, J.B. Nagar, Andheri (East),Mumbai 400 059 For information.

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

1. Executive Engineer, Housing Kurla Division.
   - 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.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Shri.Jadhav/Sr.Clerk for MIS record.

(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

ANNEXURE –I

(Conditions made applicable to NOC granted vide No. CO /MB/REE/NOC/F- 1004 /1867/2018, Date : 13 NOV 2018)

TERMS AND CONDITIONS

The additional buildable area is granted as per policy laid down by MHADA vide NOC mentioned above as per resolution no.5998 dated:09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No. 6260 Dt. 04/06/2007 , A. R. 6349 dated 25/11/2008, A. R. No. 6383 dated 24/02/2009 ,A.R. No. 6397 dated 5/05/2009 & A.R. No. 6422 dated 07.08.2009 are subject to following terms and conditions.

1. All the terms and conditions mentioned in the Layout which was processed to EE,BP Cell, Greater Mumbai / MHADA shall be applicable to the society.

2. The set of plans approved by EE,BP Cell, Greater Mumbai / MHADA duly certified by the Architect should be submitted to this office before commencement of work.

3. The society will have to construct and maintain separate tank if necessary with approval of EE,BP Cell, Greater Mumbai / MHADA.

4. The society will have to enter into a separate Lease Agreement of Society & will have to get the rectification deed done through concerned Estate Manager & Legal Department of the Board for additional area granted before asking from Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA.

5. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by MCGM.

6. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from EE,BP Cell, Greater Mumbai / MHADA.

7. The society will have to obtain approval for amended plans as and when the Society amends the plans.

8. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Tagore Nagar, layout.

9. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about encroachment to EE,BP Cell, Greater Mumbai / MHADA at their own cost and M.H.A.D. Board shall not be held responsible.

10. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from EE,BP Cell, Greater Mumbai / MHADA in favor of Chief Accounts Officer / MHAD Board.
11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
12. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
13. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
14. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
15. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
16. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
17. 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.100/-)
18. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
19. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
20. MHADA reserve 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.
    (Draft approved by CO/MB)

(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board