



Building Permission Cell, Greater Mumbai/MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN APPROVAL LETTER

No.MH/EE/BP Cell/ GM/MHADA-104/1244/2024

Dated: - **13 MAY 2024**

To,
M/s. H. Rishabraj Realty
C.A. to The Golden Tobacco Workers Co.Op. Hsg. Soc. Ltd.
103, Jai Tirth, Daulat, Road No.10,
Borivali (E), Mumbai - 400066

Sub:- Proposed redevelopment of Golden Tobacco Workers CHSL' bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt), village Andheri at J.V.P.D., Andheri (W), Mumbai under regulation no.33(5) of DCPR-2034.

Ref:- 1. Zero FSI IOA issued by MHADA no. MH/EE/BP Cell/GM/MHADA-104/1244/2023 dtd.14.02.2023.
2. Zero FSI Amended IOA issued by MHADA no. MH/EE/BP Cell/GM/MHADA-104/1244/2023 dtd.14.09.2023.
3. Plinth CC. issued on dtd.15.09.2023
4. Concession approved by Hon'ble V.P. u.no.ET-591 on 04.01.2024.
5. Application Letter for Amended I.O.A. From Architect shri Vilas Dikshit of M/s. Shilp Associates dtd. 22.02.2024.

Dear Applicant

With reference to your application dated 22.02.2024 for development permission and grant Approval for Amended plan to develop **Golden Tobacco Workers CHSL'** bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt), village Andheri at J.V.P.D., Andheri (W), Mumbai under regulation no.33(5) of DCPR-2034. The Building Permission is granted subject to compliance of conditions mentioned in IOA dated 14.02.2023 and following conditions

C. CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.

2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Hydraulic Engineer, f) PCO, g) NOC from Electric Supply Company, f) A.A. & C.
4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.
7. That the work of Mechanized parking shall be carried out as per NOC granted by E.E.(T&C) department, MCGM or remarks by consultant.
8. That the Private Consultant's remarks for Site Elevation shall be submitted.
9. That the revised R.C.C. design and calculation shall be submitted.
10. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
11. That the revised NOC from H.E. shall be submitted before C.C.
12. That the revalidated Janata Insurance Policy shall be submitted before C.C.
13. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated: - 11.06.2018 shall be submitted before F.C.C.
14. That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.
15. That the development charges as per MRTP Act 1992, should be paid before C.C.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the dust bin will be provided on site.
3. That 3.00 mt. 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 shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
8. That final N.O.C. from concerned authorities / empanelled consultants for: - a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment, h) E.E. T & C shall be submitted before occupation.
9. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
10. That final completion plans for Completion of work on site shall be submitted.
11. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
12. That set of plan mounted on canvas will be submitted.
13. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
14. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
16. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
17. That the 270 – A Certificate as per MMC Act shall be submitted before asking O.C.

18. That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate.
19. That the Solar Power Generated System shall be provided before asking Occupation Certificate.
20. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA

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.

Sd/-

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

Copy with plan to: 1) CO/MB/MHADA

2) Dy.Che.Eng./B.P./(GM)/MHADA

3) Chief ICT Officer/A for info & Upload on MHADA web site.

4) Asst. Commissioner K/W Ward (MCGM)

5) A.A. & C. K/W Ward (MCGM)

6) A.E.W.W. K/W Ward (MCGM)

7) Architect. Shri. Vilas Dikshit of M/s. Shilp Associates.

For information please.


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