



Building Permission Cell, Greater Mumbai / MHADA

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

AMENDED PLAN APPROVAL LETTER

No.MH/EE/ (B.P.)/GM/MHADA-113/1548/2024

DATE- 06 JUN 2024

To
M/s. Reidius Consultancy
Andheri (West) Mumbai

ITC Cell,
M. E. & A. D. Authority
ward No.: 1970
Date 12-06-24

का. अ. / इपक (बू क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1363	11 JUN 2024

Sub ;-Proposed redevelopment of existing Structures no 721 to 910, as Known as Oshiwara Royal Sand CHSL on plot bearing CTS No 1(pt), 31(pt), 33, 34(pt), 35(pt), 36(pt) and 39(pt) of village Oshiwara at Andheri (West) Mumbai

Ref:.1. IOA MH/EE/(B.P)/GM/MHADA-113/1548/2024dated 18.04.2024

2Application Letter for approval of Amended Plans from Ganesh Salaskar of M/s Reidius Consultancy for approval of Amended IOA dt. 07.05.2024.

Dear Applicant,

With reference to your application dated 07.05.2024fordevelopment permission and grant approval for **Amended plan for** Proposed redevelopment of existing Structures no 721 to 910, as Known as Oshiwara Royal Sand CHSL on plot bearing CTS No 1(pt), 31(pt), 33, 34(pt), 35(pt), 36(pt) and 39(pt) of village Oshiwara at Andheri (West) Mumbai. The Building Permission is granted subject to compliance of conditions mentioned in IODdated18.04.2024and following conditions:

- 1) All the objections of this office I.O.D. under MHADA IOA no.MHADA-113/1548/2024Dated-18.04.2024. shall be applicable and should be complied with.
- 2) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.

- 3) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 4) That the NOC from A.A. & C.K/W Ward shall be submitted.
- 5) That the NOC from P.C.O. K/W Ward shall be submitted.
- 6) That the requisite Payment shall be made.
- 7) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/W Ward] shall not be submitted before applying for C.C.
- 8) That the H.E, NOC shall be submitted before applying for C.C.
- 9) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work.NOC from SWM shall be submitted.
- 10) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 11) That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
- 12) Water work certificate of 270-A as per MMC act 1888 shall be submitted before of asking Occupation Certificate
- 13) That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate
- 14) That the provision of Solar Panel shall be made of site.

- 15) 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 (W.S.)
B.P.Cell/GM/MHADA.

Copy submitted in favor of information please. Enclose Plan

- 1) Chief officer /Mumbai Board /MHADA
- 2) Dy.Che. Engineer, B.P./ (GM)/MHADA
- ✓ 3) Chief ICT officers/MHADA for information & upload on MHADA Website
- 4) Executive Engineer M.B/Bandra Division
- 5) Asst. Commissioner, K/WWard/MCGM
- 6) A.E.W.W. K/WWard /MCGM
- 7) A.A.& C.K/Wward/MCGM
- 8) Owner – M/s Lotus Developers CA to Owner Oshiwara Royal Sand CHSL.


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

