



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



No.MH/EE/(B.P.)/GM/MHADA-42/584/2024

Date **14 FEB 2024**

ITC Cell,
M. H. & A. D. Authority
Inward No.: 725
Date: 22-02-2024.

का. अ. / इपक (बृ. ध.) परिचय उपनाम व माह. प्रा.	
जायक क्र.	दिनांक
ET-448	22 FEB 2024

To,
The Executive Engineer-City Division,
M.H. & A.D. Board,
GrihaNirmanBhavan,
Kalanagar, Bandra (East),
Mumbai.-400051

Sub: Amended approval to Electrical substation (DSS) for proposed layout on plot bearing C.S. No. 2/292, 378, 379, 380, 381 & 419 of Matunga Division, Antop Hill, 'F/N' Ward, Mumbai for M.H.A.D.B.

Ref :EE-City Divn./MB/Antop Hill/Wadala/3388/2023, dtd. 12/09/2023.

Sir,

As far as this office is concerned, there is no objection to construct the electrical substation (DSS) on the under reference as shown in accompanying plan subject to following conditions:

- 1) That the requirement of BEST as mentioned in their NOC dtd. 01/11/2022 shall be complied with.
- 2) That the structural design and structural stability certificate of the work completed shall be submitted.
- 3) That the Architect certificate for workmanship shall be submitted.
- 4) That the completion certificate from this office shall be obtained.

1/2

5) This permission is valid for one year from date of issue.

A copy of plan is returned herewith as token of approval.

Sd/-

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


Copy to: 1) BEST- Deputy Chief Engineer-Customer Care (North/East)'s office, 5th floor, New Ancillary Building, Tilak Road Extn. Wadala Bus Depot, Wadala, Mumbai- 400 031.

2) Dy. Chief Engineer/B.P. Cell/MHADA.

✓ 3) Chief ICT Officer/A for info & Upload on MHADA website.

4) Assistant Commissioner- F/North Ward.

5) Architect Shri Sandip W. Tandel.


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

बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम (बृहन्मुंबई महानगरपालिका)

नियोजन जालव्यूह विभाग, बँकबे वीज भवन, जनरल जे. भोसले मार्ग, नरीमन पॉईंट, मुंबई - ४०० ०२१.

The Brihan Mumbai Electric Supply & Transport Undertaking (of the Brihanmumbai Mahanagarpalika)
Planning (Network) Dept., Backbay Veej Bhavan, Gen. J. Bhonsale Marg, Nariman Point, Mumbai - 400 021.

टेलीफोन / TELEPHONE : (022) 22880950 - Ext. : 101

फॅक्स / FAX : (022) 22856776

Website : www.bestundertaking.com

E-mail : deplnet@bestundertaking.com

deplns@bestundertaking.com

सर्व पत्रव्यवहार नावाने न करता पदनामाने करावे

ADDRESS ALL COMMUNICATION BY
TITLE, NOT BY NAME

संदर्भ / REF. PI/Plan 37(N/E)/^{HD}₁₄₆ /2019

दिनांक / DATE : 03 MAY 2019

To,
The Executive Engineer Electrical Div. Mumbai Board,
Griha Nirman Bhavan, Kalanagar,
Bandra East, Mum-051.

Sub: Requirement of Receiving and distribution substations for the proposed development Building No. 2,3,4 and 6 by MHADA on plot bearing C.S No. 2/292, 378,379,380,381 & 419 of Matunga Division, F/N Ward, Antop Hill, Wadala, Mumbai - 400 037.

Ref: 1) PI/Plan-37(NE)/LOR/HD-1262/2018 dtd: 06/09/2018.
2) EE/Elect Dn/MB/1814/2018 dtd:12/10/2018.

Dear Sir,

- 1) This has the reference to the LOR dtd:06/09/2018 through which it was informed that, it was necessary to establish Two no's of two Tr Distribution substation (11kV/0.415kV) each of size 12m X 5.5m= 66 sq.mtrs in addition to existing 2 Tr DSS namely Antop Hill Mhada No.1 DSS. We are in receipt of your letter of reference at (2) above, wherein you had offered space of 78 Sq.mtrs for establishing distribution substation. Accordingly, the offered space is found suitable, wherein we can establish 4Tr DSS in two tier form as per S/PL-(2019)04 i.e Grd flr- 78 Sq.mtrs and first flr-78 Sq.mtrs, total space will be 156 Sq.mtrs.
- 2) The details of development as per submitted plans are as follows –
 - i. Net plot area- 22764.76 Sq. mtrs.
 - ii. FSI Permissible – 2.50
 - iii. Permissible Built up area – 59551.07 Sq. mtrs.
 - iv. Proposed Built UP Area Residential- 24702.45 Sq.mtrs
 - v. Proposed Non-Residential Built UP Area - 54.22 Sq.mtrs
 - vi. Proposed Built up area for bldg. No. 2 - 3565.71 Sq. mtrs.
 - vii. Proposed Built up area for bldg. No. 3- 20154.76 Sq. mtrs.
 - viii. Proposed Built up area for bldg. No. 4- 5038.68 Sq. mtrs.
 - ix. Proposed Built up area for bldg. No. 6- 4662.37 Sq. mtrs.
 - x. Existing Built up area 20661.95 Sq. mtrs. (if any)
 - xi. Total proposed BUA- 24702.45 Sq. mtrs

- 3) Details of proposed Buildings (No. of bldg., type, wings, floors, height etc)-

Proposed Bldgs. Two Nos. (On Sub Plot A)

1) Bldg. No. 3 (EWS-I) having Wing A, B, C & D of Stilt + upper floor of 1st to 7th and 9th to 14th and 16th to 21st Flr, 23rd flr and 24th flr for residential purpose, 8th, 15th and 22nd part refugee (Residential purpose). Of height = 69.96mtrs.

2) Bldg. No. 4 (EWS-I) of Stilt + upper floor of 1st to 7th and 9th to 14th and 16th to 21st Flr, 23rd flr and 24th flr for residential purpose, 8th, 15th and 22nd part refugee (Residential purpose). Of height = 69.96mtrs.

Proposed Buildings- Two Nos. (On Sub Plot B)

1) Bldg. No. 2 (EWS) of Stilt + upper floor of 1st to 7th and 9th to 14th and 16th to 21st Flr, 23rd flr for residential purpose, 8th, 15th and 22nd part refugee (Residential + Commercial purpose). Of height = 67.65mtrs.

2) Bldg. No. 6 (Transit) of Stilt + upper floor of 1st to 7th and 9th to 14th and 16th to 21st Flr, 23rd flr and 24th flr for residential purpose, 8th, 15th and 22nd part refugee (Residential purpose). Of height = 69.96mtrs.

Existing Buildings- Five Nos. (On Sub Plot B & C)

1) Bldg. No. 6A (Transit) of Grd. + 5th Flr. of height 18.00 mtrs. for Res. Purpose, OCC granted on 15.07.1997

2) Bldg. No. 8B (Transit) of Grd. + 5th Flr. of height 18.00 mtrs. for Res. Purpose, OCC granted on 15.07.1997

3) Bldg. No. 9A (Transit) of Grd. + 5th Flr. of height 18.00 mtrs. for Res. Purpose, OCC granted on 29.07.1992

4) Bldg. No. 7 A-B (Transit) of Grd + 7th Flr. of height 23.90 mtrs. for Res. Purpose, OCC granted on 29.05.2002

5) Bldg. No. 1 A, B, C- (EWS) of Grd + 7th Flr of height 23.95 mtrs. for Res Purpose, OCC granted on 07.11.2007.

(Existing buildings load is released from existing Antop Hill Mhada No. 1 DSS)

- 4) This is to inform you that, BEST can establish 4 Tr DSS in two tier form as per S/PL- (2019)04 and there is existing substation in the plot named Antop Hill Mhada No. 1 DSS which is 2 Tr DSS. In view of above, the requirement of DSS as per LOR will be fulfilled with this arrangement which is sufficient to meet the entire load of the project. It may be noted that, entire load requirement can be met only after commissioning of 4 Tr DSS as per S/PL (2019)04. If any additional changes found in proposed development, than the requirement of RSS/DSS may change which will be incorporated as and when the application for revised LOR/NOC is filed.

Thanking you,



Vinayak. K. Rokade
(Divisional Engineer Planning Department)

Griha Nirman Bhavan Electric Supply & Transport Unit, Engineering

(OF THE GRAMAM MUMBAI MAHANAGARPALIKA)

TELEPHONE : (022) 22853282
FAX : (022) 22851244
TELEX : 1185755 BEST IN
TELEGRAM : BEST, MUMBAI-400 001.

BEST BHAVAN,
BEST MARG,
POST BOX NO. 192,
MUMBAI - 400 001.

ADDRESS ALL COMMUNICATION BY TITLE
NOT BY NAME.

OUR REF. : DCECC(NE)/MTG-171/ 293 /2022

DATE : 01/10/2022

To
The Executive Engineer (Electrical),
Housing Elect. Div. II, Mumbai Board,
Griha Nirman Bhavan,
Kalanagar, Bandra (East),
Mumbai - 400 051.

Sub : Proposed development Building No.2,3,4 & 6
by MHADA on plot bearing C.S. No.2/292,378, 379,380, 381 & 419
of Matunga Division, F/N Ward, Antop Hill, Wadala,
Mumbai - 400 037

- Revised (T & C and Token approval letter thereof).

- Ref : 1) NOC : PI/Plan37(N)/37608/95 dtd.11/7/1995
2) LOR : PI/Plan37(NE)/Corr.417/2017 dtd.14/02/2017
3) LOR : PI/Plan37(NE)/hd-1262/2018 dtd.6/9/2018
4) Letter from MHADA dtd.12/10/2018
5) Site visit dated 11/01/2022
6) S/PL(2019)04 Rev 'D' & L/PL(2019)505 Rev.'C'
7) Your letter EE/Hsg.Elect.Div./DEIII/E1-740/2022
Dated 26/04/2022
8) DCECCN/MTG-171/270/2022 dtd.20/10/2022
9) PL/Propsub A98/1370 /2022 DTD.07/11/2022

Dear Sir/ Madam,

Planning department has issued Revised Letter of Requirement (LOR) referred at Sr. No (3) above for establishing proposed DSS of size 12 mtrs. x 5.5 mtrs. = 66 sq. mtrs (each) so as to accomodate 2 nos. of 2 transformer DSS (1600 kVA) in addition to existing Antop Hill MHADA No.1 DSS.

Based on plans/drawings submitted by you, we have prepared Site Plan No. S/PL (2019) 04 Rev.'D' dtd. 02-08-2022 & Layout Plan No. L/PL (2019) 505 Rev.'C' for accommodating 4 transformer DSS. Now, we enclose herewith (Revised) 6 copies of S/PL (2019) 04 Rev.'D' dtd. 02-08-2022 & copy of Layout Plan No. L/PL (2019) 505 Rev.'C' for your token approval and further needful action. We also confirm that we will undertake the work of commissioning of the substation with single transformer within your premises, necessary for the purpose, subject to the sanction of the Management and on your agreeing to comply with the following terms and conditions -

Contd...2...

BEST Travel Saves Fuel

Clerk

Executive Engineer, Electrical Division
Mumbai Housing And Area Development Board

- (1) You shall lease to us/ provide us an area of (Ground Floor of 78 sq.mtr. + 1st floor of 78 sq.mtr. + staircase of 6.22 sq.mtr) admeasuring total area of 162.225 sq.mtr in two tier indoor type DSS, as shown in the accompanying Plan No. S/PL (2019) 04 dtd. Rev.'D' 02-08-2022 for the purpose of transforming substation at a nominal rental of Rs.1/- (Rupee One) per annum for a minimum period of 50 years in the first instance in terms of the enclosed agreement to lease in duplicate.
- (2) You shall have to enter into a fresh agreement to lease with the Undertaking in respect of the substation site, lodge the agreement for registration and admit execution of the agreement. The Undertaking will release the load to the extent of available spare capacity on your executing the standard agreement to lease the site for substation, lodge it for registration and on your complying with all the formalities such as admitting the execution of the agreement and handing over of the constructed substation to the Undertaking.
- (3) You shall give adequate notice of the lease agreement between yourself/ yourselves and the Undertaking to all the necessary parties and ensure that a reference to lease of the substation site to the Undertaking is made in all the legal documents to be entered into hereafter in respect of the property of which the substation site forms a part. You shall also inform the Undertaking about the transfer of property. You shall have to submit NOC from existing tenants for establishing a proposed substation.
- (4) You shall make the substation building drawing yourself concerning our Layout Plan No. L/PL (2019) 505 Rev.C and submit the same to us for approval from our Planning Network Department or substation building drawing would be prepared by our Civil Department. After getting approval on said drawing, you shall construct the substation building at your own cost according to said substation building drawing.

You should appoint civil contractor for constructing the substation building and submit the structure stability certificate duly signed by your licensed Structural Engineer. After completion of substation building as per said building drawing, same would be jointly visited by officers from Operation & Maintenance, Erection and Substation Customer Care (N) departments. If substation building is approved by these departments during joint visit, it would be taken over by DCECC(N).

Contd...3...

The Western Electric Supply & Transport Undertaking
(OF THE MUMBAI MUNICIPAL CORPORATION)

TELEPHONE : (022) 22856262
FAX : (022) 22851244
TELEX : 1185755 BEST IN
TELEGRAM : BEST, MUMBAI-400 001.

BEST BHAVAN,
BEST MARG,
POST BOX NO. 192,
MUMBAI - 400 001.

ADDRESS ALL COMMUNICATION BY TITLE
NOT BY NAME

OUR REF. : _____

DATE : 01 01 01

-: 3 :-

- (5) You shall arrange with your Architect to ensure that the concerned departments of the Municipal Corporation of Mumbai have no objection to the location and construction of the substation as per the proposal. However, in the event of the Municipal disapproval, you will provide an alternative accommodation of approximately the same area.
- (6) If necessary, you shall obtain the permission of the Municipal Commissioner under the provisions of the Mumbai Municipal Corporation Act, 1888. or any other Competent Authority under existing law or rules in force for sub division and layout of your larger property, whereof the proposed site for a substation forms a part.
- (7) (a) You shall hand over the site/ accommodation to us clear of all obstacles such as manholes, water mains, gully traps, trees etc. or any structure existing thereon.
- (b) You shall also ensure, at all times, during the lease period, that the means of access from the public road/ passage, to our substation is of leveled ground and is free of obstacles such as manholes, ditches, inspection chambers, trees, pump room, underground tanks or any other structure.
- (8) If the substation site is altered due to any reasons, which is beyond the control of the Undertaking and which is due to the circumstances not foreseen at the time of taking the substation site on lease, you shall reimburse the Undertaking with the full expenses incurred in shifting the substation from the said premises to the alternate site.
- (9) You are requested to furnish us the details of the schedule of the development of load for the above premises at an interval of every six months.

Contd...4...

BEST Travel Saves Fuel

- (10) You shall construct a cable trench of 750 mm wide x 900 mm deep with fixed slab cover as per design shown in the S/PL (2022) 02 dtd. 11-02-2022. For any further query in this matter, you are requested to contact the undersigned.
- (11) The space requirements given above do not include Electrical Service Room requirements for laying the service and installing the meters for the occupants. The space requirements in this respect are to be finalized with our Divisional Engineer Customer Care "F/N" Ward.
- (12) You shall comply with the terms and conditions of our quotation for laying the service line to the building. The quotation will be forwarded to you by our Divisional Engineer Customer Care "F/N" Ward after we finalize the position for terminating the service line and the possession of the substation is taken over by us.
- (13) You are required to obtain Government sanction, if it is necessary before we connect your load.
- (14) You are requested to register requisition of your total electric load requirement with our Divisional Engineer Customer Care "F/N" Ward.

We now await your compliance as under and will proceed on receipt of the same:-

- (A) Your formal acceptance of the terms and conditions detailed in Sr. No. (1) to (14) above.
- (B) One copy of Site Plan No. S/PL (2019) 04 Rev.D dtd. 02-08-2022 duly signed by you & your Architect in token of your approval to the proposed site.
- (C) Single copy of lease agreement with the blanks duly filled in, stamped and signed by you on Rs.500/- stamp paper/ franking.
- (D) A certified copy of the title-deeds to the property with nature of title of plot whether it is leased/ owned / rented from Competent Authority if the land for substation belongs to MCGM.

Contd....5...

The Brihan Mumbai Electric Supply & Transport Undertaking

(OF THE BRIHAN MUMBAI MAHANAGARPALIKA)

TELEPHONE : (022) 22858262
FAX : (022) 22851244
TELEX : 1185755 BEST IN
TELEGRAM : BEST, MUMBAI-400 001.

BEST BHAVAN,
BEST MARG,
POST BOX NO. 192,
MUMBAI - 400 001.

ADDRESS ALL COMMUNICATION BY TITLE
NOT BY NAME

OUR REF. : _____

DATE : 01 NOV 2022

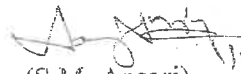
-: 5 :-

- (E) Resolution passed by Board of Directors/ Trustees/ Managing Committee of the Society.
- (F) Written consent of the Charity Commissioner permitting you to sub lease a portion of the property to this Undertaking for establishing electric substation (if the property in question happens to be registered under the Public Trusts Act).
- (G) Approval from competent authority i.e. EEBP(C)/ EESRA of MCGM for the Site Plan drawing and subsequently on detailed substation Building Drawing for construction of substation.
- (H) Chief Fire Officer (CFO)'s NOC for construction of the substation.
- (I) Name/ Designation and address where the annual rent is to be remitted.

Please expedite.

Thanking you,

Yours faithfully,


(S.M. Ansari) 11/2/2022

Encl : 1) Six copies of Site Plan No.
S/PL(2019)04 dtd. Rev. 'D' 02-08-2022
2) One copy of Layout Plan No.
L/PL (2019) 505 Rev.C

Asst. Engr. (Substations),
Office of Dy.Chief Engineer,
Customer Care (North)

"BEST Travel Saves Fuel"

USE PUBLIC TRANSPORTATION

Use Public Transportation - Save Money and Time

30-10-2022

DCECC(NE)/MTG-171/ 270 /2022

To,
The Executive Engineer (Electrical),
Housing Elect. Div. II, Mumbai Board,
Griha Nirman Bhavan,
Kalanagar, Bandra (East),
Mumbai - 400 051.

Sub : Proposed Distribution Substations (DSS) for the
proposed development Building Nos. 2, 3, 4 & 6 by
MHADA on plot bearing C.S. No. 2/292, 378 to
381 & 419 of Matunga Division, F/N Ward, Antop
Hill, Wadala, Mumbai - 400 037.
- Issuance of 4 Transformer DSS Revised Building
Drawing.

Ref: 1) PI/Plan-37(N/E)/LOR/HD-1262/2018 dtd. 06-09-2018
2) DCECC(NE)/MTG-171/304/2019 dtd. 05-03-2019
3) DCECC(NE)/MTG-171/158/2022 dtd. 18-02-2022
4) Your letter No.EE/Hsg.Elect.Dn./DE-III/MB/E1-740/
2022 dtd. 26-04-2022

Sir/Madam,

With reference to the above, we are forwarding herewith six copies of
Building Drawing No. SB-14062 Revision B dated 03/10/2022, so as to
construct the substation as per the dimensions and standards shown in it.

2.0 For reference of dimensions and standards of doors, windows, precast
slabs foundations please refer Standard Drawing No.2-26568-E, which is
already shared to you.

Clerk

02/12/2022

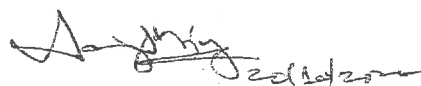
P.T.O.

Executive Engineer, Electrical Division
Mumbai Housing And Area Development Board
Mumbai - 400 051.

- 3.0 You are also requested to arrange to submit :-
- 3.1 Certified true copy of IOD & C.C. along with drawing pertaining to above project may be obtained from party and forward the same to us for our reference and record.
- 3.2 Certified true copy of structural stability certificate with structural drawings shall be forwarded to Civil Engineering Department prior to start of work for our record and reference.
- 3.3 After completion of civil work structural stability certificate issued by licensed Structural Engineer registered with MCGM along with structural drawing issued by him shall be obtained from party prior to erection of DSS equipment. The same shall be forwarded to us for record and reference.
- 4.0 However in anticipation to above you may start the civil construction of the proposed substation building at your own risk and cost as our building drawing no. SB-14062 Revision B dated 03-10-2022 and inform us the progress of substation please.
- 5.0 It is also pertinent to mention here that we are regularly following up the matter with the reason that we will be able to give electric supply to your prestigious project well in time.

Please expedite the matter.

Yours faithfully,



(S.M. Ansari)

Asstt. Engineer (Substation)
Dy. Chief Engineer Customer Care (N)

Encl : Six Copies of Building Drawing No.
SB-14062 Revision B dtd. 03-10-2022