



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.)

का. अ. / इपेक (बूटी)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1822	06 AUG 2024

AMENDED IOA

No. MH/EE/(B.P)/GM/MHADA-52/1206/2024

DATE- 19 JUL 2024

ITC Cell,
M. M. & A. D. Author
Loward No.: 2649

E-2519637

To,
Pravin Kothari of M/s Laxmidevi Developers C.A. to Luxury CHSL
1st Floor, Laxmi Callista, Plot No. 283,
Road No.3, Jawahar Nagar, Near Suvidha Hospital,
Goregaon (W), Mumbai- 62

Sub:-Proposed Redevelopment on plot bearing CTS NO. 57 (PT), of Village Pahadi Goregaon West, Plot No.27, Unnat Nagar No.II, Behind Filmistan Studio, Off. S.V. Road, Goregaon [West], Mumbai-400104.-For Luxury CHSL

- Ref:** 1. Concession approved by Hon'ble V.P dated 15/06/2022
2. IOA issued U/No. MH/EE/(B.P)/GM/MHADA-2/1206/2022 issued Dtd. 01/12/2022
3. First CC granted online U/No. MH/EE/(BP)/GM/MHADA-52/1206/2023/CC/1/New Dated. 29/03/2024.
4. Further CC upto 13th floors granted online U/No. MH/EE/(BP)/GM/MHADA-52/1206/2023/FCC/1/New Dated. 23/08/2023.
5. Amended Plans approved online U/No. MH/EE/(BP)/GM/MHADA-52/1206/2024/IOA/1/Amend Dated. 02/04/2024
6. Latest Further CC upto Pt. 18th (Flat no.1801) U/no. MH/EE/(BP)/GM/MHADA-52/1206/2024/FCC/1/Amend Dated. 25/04/2024.
7. Revised Concession approved by Hon'ble V.P dated. 01/07/2024.
8. Application Letter for approval of Amended Plan from Ar .Daksh Hirani and Associates Pvt.Ltd dated. 02/07/2024.

Dear Applicant,

With reference to your Architect application dated 02/07/2024 for development permission and grant Approval for Amended plan for Proposed Redevelopment on plot bearing CTS NO. 57 (PT), of Village Pahadi Goregaon West, Plot No.27, Unnat Nagar No.II, Behind Filmistan Studio, Off. S.V. Road,

Goregaon [West], Mumbai- 400104.— For Luxury CHSL

The Building Permit is granted subject to compliance of mentioned in IOA dated 01/12/2022 and following conditions:

- 1) All the objections of this office I.O.A. under even no. MH/EE/(B.P)/GM/MHADA-52/1206/2022 IOA dtd. 01.12.2022 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.P/S Ward (MCGM) shall be submitted.
- 5) That the AMSL Verification from M/s GVK 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. [P/S 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 the NOC from PCO.(P/S)Ward shall be submitted.
- 10) 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.
- 11) 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.

- 12) 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/MHADA for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
- 13) That the Undertaking as per Gov. Order of industry energy & Labour dept. about the registration of all the working labors working onsite.
- 14) 270-A certificate of MMC Act shall be submitted before asking OCC.
- 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.

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

- Copy with plan to: 1) Deputy Chief Engineer/BPCell/ MHADA
- 2) Chief ICT Officer/A for info & Upload on MHADA website
 - 3) Residential Engineer/Mumbai Board
 - 4) Executive Engineer/ Goregaon Division/M.B.
 - 5) Asst. Commissioner P/SWard(MCGM)
 - 6) A.A.&C.P/SWard(MCGM)
 - 7) A.E.W.W.P/SWard(MCGM)
 - 8) M/sDakshHiraniandAssociatesPvt.ltd
 - 9) Luxury CHSL For information please.

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

