



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

IBC Cell,
M. H. & A. D. Authority
Inward No.: 1975
Date: 04.08.2023

No.MH/EE/ (B.P.)/GM/MHADA-113/885/2023

Date- 12 8 JUL 2023

To
M/s. Ellora Project Consultants Pvt.Ltd
Bandra (East) Mumbai

का. अ. / इपक (बृ. के.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1661	04 AUG 2023

Sub: - Proposed Redevelopment of existing bldg. no. 03 known as Oshiwara Satpuda CHSL on plot bearing CTS No. 11,12,13 (pt) & 26, 29, 32(pt) Oshiwara Park, New Link Road, Jogeshwari (West) Mumbai

Ref: 1) Hon'ble VP/CEO MHADA vide no. 416 concession approved dated 24.12.2019

2) MHADA/ IOA issue no.MH/EE/(B.P)/GM/MHADA113/885/2021
Dated:-14.09.2021.

3) MHADA/ plinth C.C issue no.MH/EE/(B.P)/GM/MHADA 113 / 885/
2021Dated:-01.12.2021

4) AmendedIOA issue no.MH/EE/(B.P)/GM/MHADA113/885/2022
Dated:-11.02.2022

5). Application Letter for approval of Amended IOA Plans from
Ellora Project Consultants Pvt.Ltd. L.S. Jitendra Dewoolkar vide Dated-
01.06.2023.

Dear Applicants,

With reference to your application dated 01.06.2023 for development permission and grant approval for **Amended plan** for Proposed Redevelopment of existing bldg. no. 03 known as Oshiwara Satpuda CHSL on plot bearing CTS No. 11,12,13 (pt) & 26, 29, 32(pt) Oshiwara Park, New Link Road, Jogeshwari (West) Mumbai The Building Permission is granted subject to compliance of conditions mentioned in IOD dated 14.09.2021 and following conditions:

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- 1) All the objections of this office I.O.D. under MCGM IOA no.MHADA-113/885/2021 Dated-14.09.2021. 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.

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) Asst. Commissioner, K/West Ward/MCGM
- 3) Dy.Che. Engineer, B.P./ (GM)/MHADA
- 4) Executive Engineer M.B/Bandra Division
- 5) Chief ICT officers/MHADA for information & upload on MHADA Website
- 6) A.E.W.W. K/ West Ward /MCGM
- 7) A.A.&C.K/West ward/MCGM
- 8) Owner – M/S Oshiwara Satpuda CHS


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