



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-16294/2023/(638)/P/S Ward/PAHADI GOREGAON-W/337/1/Amend dated 15.07.2024

To,
ANKIT U JAIN
501,Ashish CHSL,Underai roa,malad
west

CC (Owner),
Mr. Sushant V. Parmar, Partner of
Bali Spaces LLP, C. A. To Sutaria
CHSL (Owner/Lessee)
Office No. 04, 1st Floor, 'A' Wing.
Onkar Bldg., Opp. Oberoi Mall, Gen.
A. K. Vaidya Marg, Dindoshi,, Malad
(East), Mumbai- 400097.

Subject : Proposed redevelopment of existing building on plot bearing C.T.S. No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 163, at Jawahar Nagar, Road No. 2, Goregaon (W), in P/South Ward, Mumbai - 400 104..

Reference : Online submission of plans dated 20.06.2024

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the objections of this office Intimation of Disapproval under even No. dtd. 06.07.2023 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That all the payments shall be paid before C.C.
- 4) That revised NOC from H.E. shall be submitted before requesting for C.C.
- 5) That extra water and sewerage charges shall be paid A.E.W.W. P/South Ward before C.C.
- 6) That the No dues pending certificate from A. A. & C (P/S) ward shall be submitted before C.C.
- 7) That the revalidated Janata Insurance Policy shall be submitted before C.C.
- 8) That the SWM NOC shall be submitted before start of demolition of existing building and all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 9) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before F.C.C.
- 10) That the valid Bank Guarantee of Rs.5,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 11) That the guidelines of air pollution mitigation as per circular u/ no. MGC/F/1102 dtd 25.10.2023 shall be complied with on site
- 12) That Registered Underaking for complying all the conditions mentioned in NOC issued by A.C. (P/South) for 33 (12)B Component shall be submitted before C.C.
- 13) That the registered tri-partite agreement executed between Developer, Owner of R.L. affected plot and Occupant of the R.L./D.P. road affected tolerated/protected structure shall be submitted before requesting C.C.of FSI component under Reg. 33(12)(B) of DCPR-2034.
- 14) That the Final possession receipt after removal of R.L./D.P. road affected structure alongwith final NOC of Asstt. Comm. P/S Ward shall be submitted before requesting C.C. of sale component of incentive FSI under Reg. 33(12)(B)
- 15) That the occupant so rehabilitated as per Reg. 33(12)(B) of DCPR-2034 shall become the member the member of the Co-Opeative housing Society on the plot under redevelopment/development and ther shall be no further laibility with BMC & accordingly,Registered Undertaking to that effect shall be submitted by the Developer



Digitally signed by SANTOSH HARISHCHANDRA SANKHE
Date: 15 Jul 2024 18:27:38
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

For and on behalf of Local Authority

Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb II

Copy to :

- 1) Assistant Commissioner, P/S Ward
- 2) A.E.W.W., P/S Ward
- 3) D.O. P/S Ward

- Forwarded for information please.

