

BRIHANMUMBAI MUNICIPAL CORPORATION

Office of the **Asstt. Commissioner (Estates)**, Brihanmumbai Municipal Corporation,
Municipal Head Office, Annex building, 4th floor, Mahapalika Marg, Mumbai- 400 001.
Tel. (022) 2262051 (Ext. 4423) Email id-ac.estates@mcmgm.gov.in

No. AC/Estates/ 464072/A.E.(Imp)-I Dtd. 04/05/2023.

To,
The Developer,
M/s. GBD Infra Project LLP,
Office no. 401,
Tanishka Commercial Premises CS ltd,
Akurli Road, Kandivali (E),
Mumbai-400101.

- Sub :-** Proposed redevelopment of Municipal Tenanted property situated on plot bearing C.S.No.93/74(pt) (plot no.147)(pt), C.S. No. 96/74 (pt), (plot no.138 pt), C.S. No. 88/74(pt) & C.S. No. 97(74) (plot no.137 pt) of Parel Sewree Division of Shri Mahapurush CHS (proposed) known as Koli Chawl under reg. 33(7) of DCPR - 2034.
- Society :-** Shree. Mahapurush Co-op. Hsg. Soc. (Prop.)
- Architect :-** M/s. Mhatre & Associates
- Developer :-** M/s. GBD Infra Project LLP
- Ref :-**
- 1) ICR No.140 dtd. 31/03/2015.
 - 2) CR No.5 dtd.07/04/2015.
 - 3) LOI no. A.C/Estate/1375/A.O. (Soc.)/Soc-II dtd. 26/06/2015.
 - 4) Hon M.C. sanction for Revalidation of LOI u/no.MGC/F/1203 dtd. 23/01/2020.
 - 5) Revalidation of LOI issued u/no. AC / Estate / 20225 /A..E.(I)-I dtd.11/03/2020 .
 - 6) AMC City approval for Change of Developer / Architect & Revalidation of LOI u / no.AMC / City / D / 2591 dtd.30/03/2022.
 - 7) AC/Estates/21825/AE (I)-I dtd. 18/04/2022.
 - 8) Dy. Ch. Eng.(Imp)/76 dtd.20/07/2022.
 - 9) Hon. M.C approval for change scheme Parameter as per Notification dtd.08/07/2021 u/no.MGC/F/7582 dtd.20/09/2022.
 - 10) Revised LOI issued u/no.AC/Estate/10167/A.E.(I) 1 dtd.29/09/2022 .
 - 11) IOD No.R-11105 / 2022 / (93/74(pt) And Other /F / South / Parel-Sewri/IOD/1/New dtd.01/02/2023.
 - 12) Letter from Architect M/s Mhatre & Associates dtd.07/02/2023.
 - 13) Jt.M.C.(Imp) approval u/no. MDD/4379 dtd.26.04.2023.

Gentlemen,

Your request to issue NOC to Full CC for Rehab + Sale Composite building as per IOD plans approved by EE (BP) City vide ref (11) above on the plot under reference, as per this office report has been considered favorably by Jt.M.C. (Imp.) vide reference (13) above.

As far as this office revenue is concerned there is No Objection to obtain Full CC for Rehab + Sale Composite building on plot bearing C.S.No.93/74(pt)

(plot no.147)(pt), C.S. No. 96/74 (pt), (plot no.138 pt), C.S. No. 88/74(pt) & C.S. No. 97(74) (plot no.137 pt) of Parel Sewree Division of Shri Mahapurush CHS (proposed) known as Koli Chawl as per the plans approved by Ex. Eng. (B.P.) City u/no. R-11105 / 2022 / (93/74(pt) And Other /F / South / Parel-Sewri/IOD/1/New dtd.01/02/2023 subject to the following conditions:-

1. That, all the terms & conditions mentioned in the LOI issued u/no. AC/Estates/1375/A.O. (Soc)/Soc II Dtd. 26.05.2015 & Letter issued u/no. AC/Estates/21825/ A.E.(Imp)-I Dtd. 13/04/2022 for change of Developer & Architect shall be complied with.
2. That, the minimum carpet area of 32.06 Sq. Mt. to rehab tenants (i.e. 27.88 + 15% additional area of 4.18 Sq. Mtr) shall be provided.
3. That, Developer to allow permissible BUA of 8053.96 Sq. Mt. instead of earlier 5250.82 Sq. Mt (as per LOI dtd. 26/06/2015) as per revised LOI issued on 29/09/2022.
4. That, the Municipal School BUA of 836.00 Sq. Mt. shall be handed over to BMC free of cost in lieu of construction TDR of 426.36 Sq. Mt., before NOC to O.C. for Sale Component.
5. That, the developed R.G. Area of 227.81 Sq. Mt. shall be handed over to BMC free of cost, before NOC to O.C. for Sale Component.
6. That, the project period for the proposed redevelopment of the scheme will be from 14/03/2023 to 13/03/2028.
7. That, the road set back area 290.44 Sq. Mt shall be handed over to BMC before asking for NOC to OC of sale component.
8. That, the No Dues certificate from A. A. & C F/South Ward, A.E. (Maint.) F/South Ward, A.E. (WW) F/South Ward & Estate Officer F/South Ward shall be submitted.
9. That, before allotment of rehab tenements / issuance of NOC to OC for rehab component, the Corpus Fund of minimum Rs.1,50,000/- for eligible residential tenement and Rs.3,00,000/- for eligible commercial tenements shall be deposited in bank account of the society for rehab building maintenance as per Estate department policy.
10. That, if there is any amendment in the approved plans fresh NOC from Asstt. Commissioner (Estate) shall be obtained.
11. That, E.E. (B.P.) City shall not issue further CC / Occupation Certificate to Sale (Composite bldg) without NOC of Asstt. Commissioner (Estate) as it involves Developer to pay the balance Capitalized Value.
12. That, for any development as per section 44/69 of M.R. & T.P. Act, 1966, development charges as per section 124A of M.R. & T.P. Act 1966 and any other charges as per the provision of M.R. & T. P. Act 1966 will be payable by the concerned obtaining such permission.

13. That the tripartite agreement between society/Developer/BMC shall be submitted within 1 month from the date of issue of this NOC.

Yours faithfully,


Asstt. Commissioner
(Estates)

