

सं कार्य W115/2/550

मंडल कार्यालय

मुंबई नेट्रल

दिनांक. 29 /12/2022

सेवा में

Executive Engineer (B.P) W.S.-II 'R' Ward
Office of the Dy.Ch.Eng. (Building Proposal)
W.S.II,2nd floor C wing MCGM 90feet Road,
Near Sanskruti Complex,Thakur Complex,
Kandivali (E) Mumbai-400101

विषय: Mumbai Division – Borivali (W) -NOC for Proposed Redevelopment of Existing Societies Known as Smitanjali CHSL, Shwetdeepmala CHSL, New Gajant CHSL & Prajakta CHSL (Now Merged and Known as Paradise Tower CHSL) on Plot Bearing CTS No.63/2,4,5,7,3(Pt),10(Pt)of Village Magathane in R/C Ward Mumbai. (DRM(B)27250/11-F).

संदर्भ: आपका पत्र संख्या NO. Dy.Ch.E/B.P. /2885/W.S.II/P&R Dt.07.07.2022

सक्षम अधिकारी Mumbai Division – Borivali (W) -NOC for Proposed Redevelopment of Existing Societies Known as Smitanjali CHSL, Shwetdeepmala CHSL, New Gajant CHSL & Prajakta CHSL (Now Merged and Known as Paradise Tower CHSL) on Plot Bearing CTS No.63/2,4,5,7,3(Pt),10(Pt)of Village Magathane in R/C Ward Mumbai. (DRM(B)27250/11-F). के लिये अनापत्ति प्रमाण पत्र जारी करने के लिए अनुमोदन निम्नलिखित शर्तों पर दिया गया है।

1. प्रस्तावित निर्माण कार्य में निर्माण कार्य की ऊंचाई तथा रेल भूमि सीमा से दूरी निम्नानुसार रखी जानी चाहिए।

Height up to top of from formation level	Clearance required i.e. Half of the height	Clearance Provided from Railway land Boundary
Section X-X		
1.Height up to top of Podium above 1 st floor = 8.80m	= 8.80/2=4.40m	= 4.51m
2. Height up to top of Podium above 2 nd floor = 12.50m	=12.50/2=6.25m	=6.26m
Section Y - Y		
1. Height up to top of watchman cabin above ground floor = 3.00m	= 3.00m	=3.07m

- उपरोक्त शर्त नं। 1 के अंतर्गत निर्धारित किए गए पैरा मीटर्स का कडाई से पालन किया जाना चाहिए।
- इस कार्यालय में प्रस्तुत किए गए ले आऊट (Lay out) प्लान तथा नक्शे के अनुसार बगैर कोतही कार्य किया जाना चाहिए। एक मी.से.मी. या मीटर के परिवर्तन को इस अनुमति का उलंघन समझा जायेगा और NOC रद्द मानी जाएगी।
- नाली का प्रावधान इस प्रकार ध्यान में रख कर किया जाए कि मलयुक्त पानी रेलवे की हद में न आए बल्कि नगर पालिका के नाले में जाए। (Storm water drain and drainage should be connected to local body drainage).
- प्रस्तावित निर्माण Structural Design Parameters में परिपूर्ण होना चाहिए ताकि भूकम्प एवं रेलवे यातायात बोधक रहे।
- निर्माण एजन्सी द्वारा रेलवे की जमीन पर कोई भी नया या पुरानी भवन निर्माण सामग्री न रखी जाए।
- “अनापत्ति प्रमाणपत्र” मुख्य इंजीनियर प्रधान कार्यालय पश्चिम रेलवे चर्चगेट के पत्र सं W73/1/644/ 2022 / 344100 (W5) दिनांक 27.12.2022 द्वारा अनुमोदित है।

29/12/2022

- 8 पिथिपत अनुमोदित बाईट प्लान नक्शा नं. मंडल रेल प्रबंधक मुंबई सेन्ट्रल (बी) 27250/11-F LCO NOC मुंबई सेन्ट्रल -340 की प्रतिलिपि संलग्न है।
- 9 इस जगह की भविष्य में रेलवे को किसी भी समय पर जरूरत पडने पर आपको अपने खर्च पर उक्त भवन को तोडना पडेगा। जिसके लिये आपने कबारा नामा पर अपने हस्ताक्षर किए है।
- 10 उक्त प्लान की अनापत्ती प्रमाण पर रेलवे द्वारा दिया गया है। मगर उक्त जमीन का कन्फर्मेशन वेरीफिकेशन पार्टी को बांधकाम का परपाना देने के पहले आपके कार्यालय द्वारा किया जाएगा।
- 11 संबंधित महानगर पालिका के अधिकारी यह सुनिश्चित करें कि भवन की R.C.C. गणना में भूकम्प प्रतिरोधी मानक लिये गये हो।
- 12 संबंधित स्थानीय निकाय ग्राम पंचायत आदि द्वारा पार्टी को अनापत्ती प्रमाण पर जारी करने से पहले भूमि के स्वामित्व के बारे में पुष्टि एवं सत्यापन करें। इस संबंध में उत्पन्न संपत्ती स्वामित्व विवाद के लिये रेलवे को जिम्मेदार नहीं ठहराया जायेगा।
- 13 स्थानीय नागरिक प्राधिकारी पार्टी द्वारा 60 दिनों के अग्रधि के अंदर रेलवे मंडलीय प्राधिकारी को अनापत्ती प्रमाण पर का संदर्भ देते हुए लिखित सूचना की जाए कि निर्माण कार्य शुरू किया गया है।
- 14 भविष्य में रेलवे भूमि पर अतिक्रमण न होये इसलिये RCC की पाब न्युनतम 8 फिट ऊंची ट्रेक के समानांतर पार्टी द्वारा सपत के खर्च से पार्टी की भूमि पर खनाई जाएं एवं रेलवे बाऊंड्री कि तरफ खुलता हुआ कोई दरवाजा न खनाया जायें।
- 15 निर्माण के समय रेलवे भूमि की तरफ क्रेन कार्य (Crane Working) में पूर्ण सावधानी खरती जायें। तथा बगैर रेलवे की जानकारी के क्रेन वर्किंग ना की जाये निर्माण के समय अथवा बाद में उक्त भवन के कारण यदि रेलवे को किसी भी प्रकार की हानि होती हे तो पूरा हर्जाना खिल्लर द्वारा दिया जायेगा।
- 16 पार्टी द्वारा रू 100/- stamp पेपर पर यह अंडर टेकिंग दे दी गयी है, कि रेलवे बाऊंड्री के नजदीक खुदाई का कार्य करने पर, रेलवे की बाऊंड्रीवाल अथवा किसी बिल्डिंग को किसी प्रकार क्षति नही होगी तथा खुदाई करने से पहले रेलवे इंजीनियर से इस खुदाई की स्कीम की अनुमति लेनी होगी। अगर कुछ क्षति होती है तो पार्टी अपने खर्च पर पुनः बनायेगी अथवा रिपेयर करेगी।

संलग्नक:- DRM(B)27250/11-F. LCO NOC BCT 340 की अनुमोदित प्लान की प्रति

आपका भवदीय

(Handwritten Signature)
29/12/2022

(मनोज गोयल)

कृते मंडल रेल प्रबंधक (कार्य)
मुंबई सेन्ट्रल मुंबई - 400008

प्रति प्रमुख मुख्य इंजीनियर चर्चगेट के पर सं W73/1//644/2022/344100 (W5) दिनांक 27/12/2022 को अंतर्गत जानकारी हेतु प्रेषित है।

प्रति सहाय्यक मंडल इंजीनियर (सम्पदा उत्तर) BVI	आपको निर्देश दिये जाते हैं
प्रति सहाय्यक मंडल इंजीनियर (पटरी) उत्तर BVI	कि नियम सं 1 निर्धारित
प्रति परिष्ठ अनुभाग अभियन्ता (कार्य) BVI	पैसामीटर का कडाई से
प्रति परिष्ठ अनुभाग अभियन्ता (पटरी) BVI	पालन किया जाय

प्रति - Shradha Prime Project Ltd. A-309, Kanara Business Centre Premises CS Ltd., Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai-400075.



पश्चिम रेलवे
प्रधान कार्यालय,
चर्चगेट, मुंबई-400020

No. W73/1/644/2022/344100 (W5)

Date: 27.12.2022

Sr.DEN(Co)MMCT

Sub: W73/3/1/644 - Borivali (W) -NOC for Proposed Redevelopment of Existing Societies Known as Smitanjali CHSL, Shwetdeepmala CHSL, New Gajant CHSL & Prajakta CHSL (Now Merged and Known as Paradise Tower CHSL) on Plot Bearing CTS No.63/2,4,5,7,3(Pt),10(Pt) of Village Magathane in R/C Ward Mumbai. (DRM(B)27250/11-F).

Ref: Sr. DEN (Est./N) MMCT letter No. W115/2/550 dt:22.08.22 & 12.12.22

The competent authority has given approval for granting No Objection Certificate for W73/3/1/644-Borivali (W) -NOC for Proposed Redevelopment of Existing Societies Known as Smitanjali CHSL, Shwetdeepmala CHSL, New Gajant CHSL & Prajakta CHSL (Now Merged and Known as Paradise Tower CHSL) on Plot Bearing CTS No.63/2,4,5,7,3(Pt),10(Pt), of Village Magathane in R/C Ward Mumbai (DRM (B) 27250/11-F) with following conditions.

- Proposed construction work should be carried out with following height & distance from Railway land boundary.

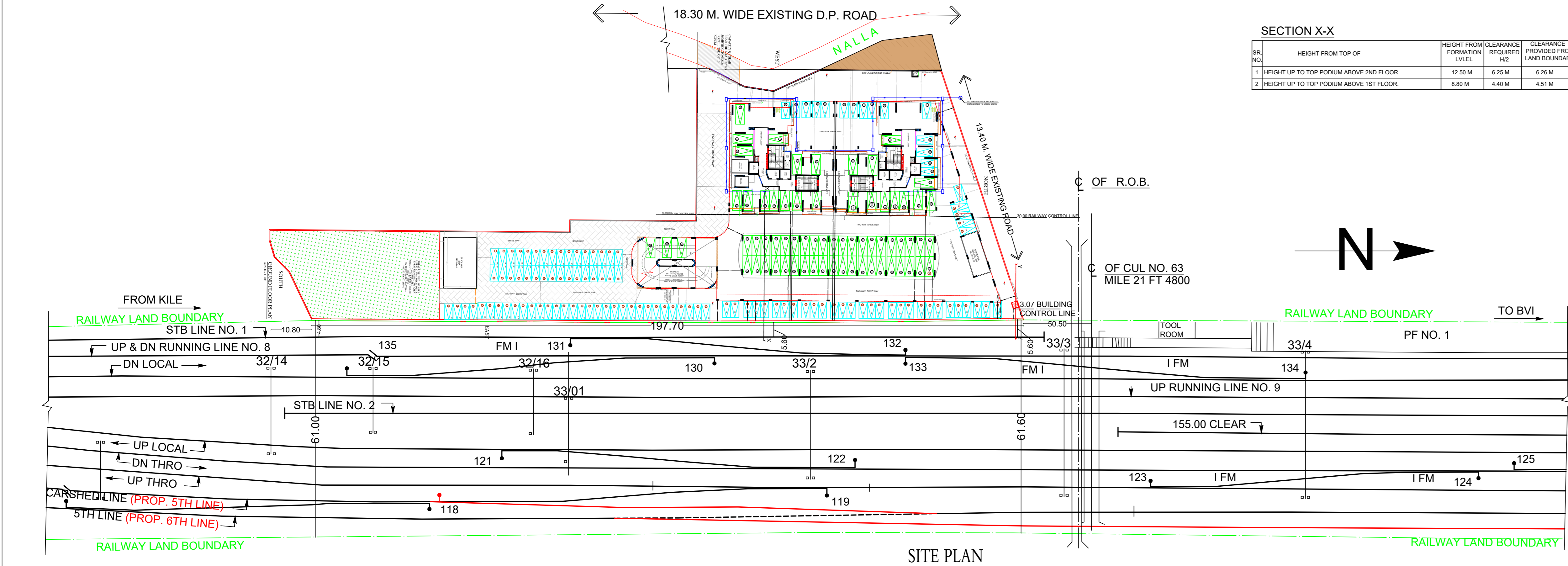
Height up to top of from formation level	Clearance required i.e. Half of the height	Clearance Provided from Railway land Boundary
Section X-X		
1. Height up to top of Podium above 1 st floor = 8.80m	= 8.80/2=4.40m	= 4.51m
2. Height up to top of Podium above 2 nd floor = 12.50m	=12.50/2=6.25m	=6.26m
Section Y - Y		
1. Height up to top of watchman cabin above ground floor = 3.00m	= 3.00m	=3.07m

- The parameter fixed vide above condition no.1 should be strictly adhered to.
 - Division should ensure that "Work be done strictly as per approved plan section only and any single Centimetre variation in building /block height as approved be treated as violation of norms and hence cancellation of approval."
- The work should be carried out as per lay out details/plan attached herewith.
- Duly approved Original Tracing plan DRM(B)27250/11-F, LCO/NOC/BCT-340 are returned by E-Das.
- The concerned Municipal Corporation / local body should be informed about the approval along with the concerned documents.
- As per Division Certificate "The proposed Plot and Building/Structure does not lie in Railway Land." Also certified that "No extra land is required to open line Railway in the near future of proposed building/ Structure between Km. 32/14 to 33/04 Between BVI-KILE stations on CCG-VR section".

7. Construction Clearance-CAO(C)CCG office vide Letter No.WNC635/6/2/27/ 866 (S&C) e-File No. 328160 Date: 27.09.2022. Informed that the site is verified by Dy.CE (C) II /CCG and confirmed that -
No land acquisition is proposed / required at this location in connection with 6th line work as per proposal is located on the west of DN Local line and 6th line alignment is coming in the east side of STA line.
Harbour line extension work also not required land acquisition at this location as existing stabling lines will be converted into UP & DN Harbour lines.
8. It should be ensure that applicant will not make any outlet like drainage disposal /storm water disposal/rain water disposal etc. on or towards the Rly. Land but should be connected to Municipality /local body drainage & Vent pipe will also be erected at a sufficient height of nearest Railway land.
9. The concerned Municipal Corporation / local body to be informed that before forwarding NOC to the applicant/party, ownership of land may be confirmed and verified respective Municipal Corporation / local body. Railways will not be held responsible for future property ownership dispute.
10. Local authority/ the party should send a written advice to Railway Divisional authority within a period of 60 days that the work has been commenced with/quoting NOC reference of Railways and also after completion of work that work has been done as per Railways approved plan & NOC.
11. To avoid encroachment on Railway Land in future, applicant has to construct the pucca boundary wall on his land, parallel to Railway Track, at his own cost, with Railway approved drawing and due permission by division and should keep no opening of any door towards Railway Land boundary.
12. Crane working towards Railway side (if necessary) should be done carefully at the time of construction and with proper permission / intimation to concerned Railway official. If any damages to Railway property during the construction or after the construction builder/party will have to pay damages / charges.
- 13.The party should be made aware of the NOC letter and copy to be sent to this office and CAO/C office.
- 14.Before issuing NOC to the local body / party, the Division should confirm the location of the plot as per the original land plan.
- 15.An undertaking should be taken before issuing NOC from party on Stamp Paper, that there will be no damages in case of any excavation of work near the railway boundary or will not cause any damage to the Boundary wall/Railway property or structure of the railway before commencement of the work, the party have to take permission for excavation scheme from Railway Authority, If there is any damage of Railway properties, the party will rebuild or repair at their own cost.
16. NOC for division should be personally signed by Sr.DEN/DEN only. NOC is valid for proposed building section shown on plan/plot/survey number. No other building /section on proposed plot/ survey number if be arise, be covered into.

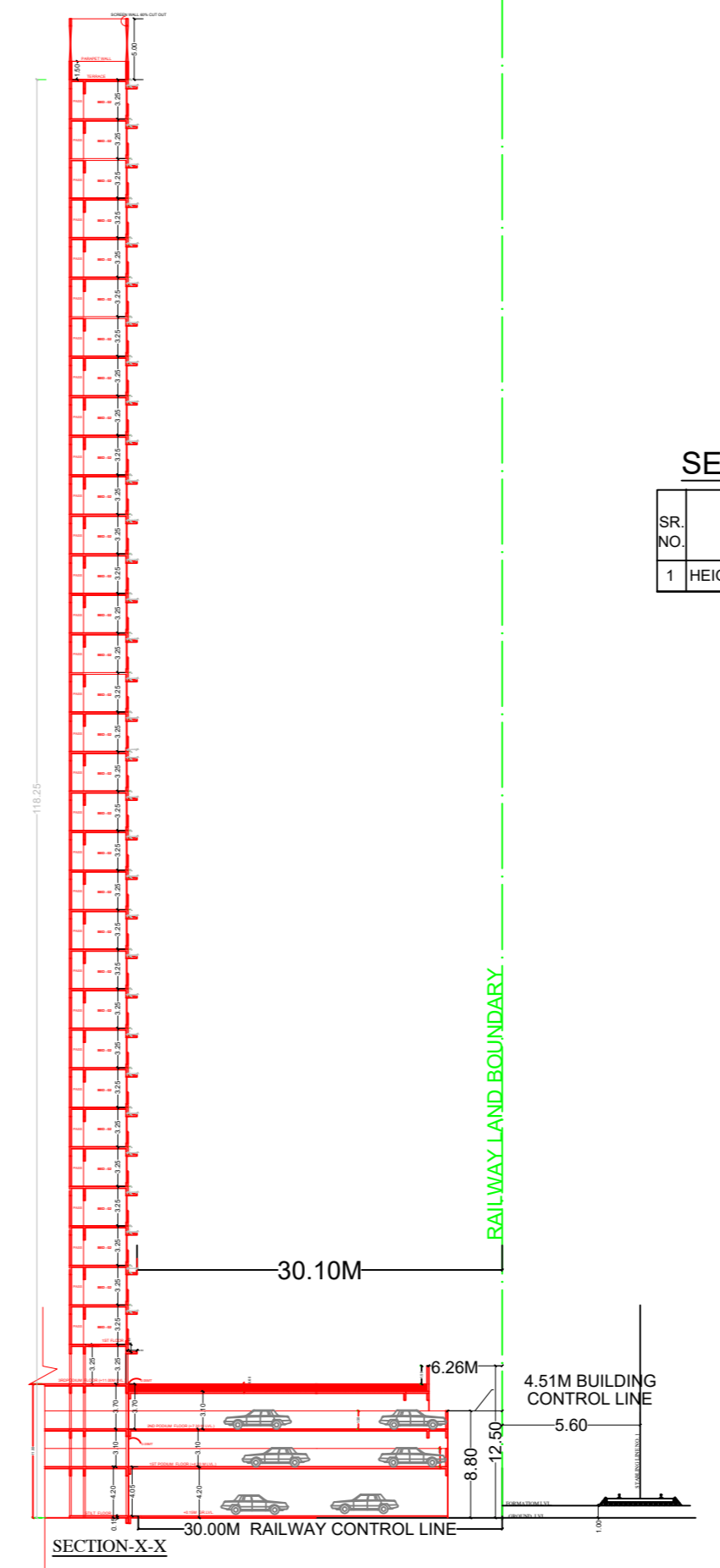
DA:-Copy of OT plan DRM (B) 27250/11-F,
LCO/NOC/BCT-340

Digitally Signed by Athar Hussain
Date: 28-12-2022 13:21:35
Reason: Approved
Dy. Chief Engineer (G)



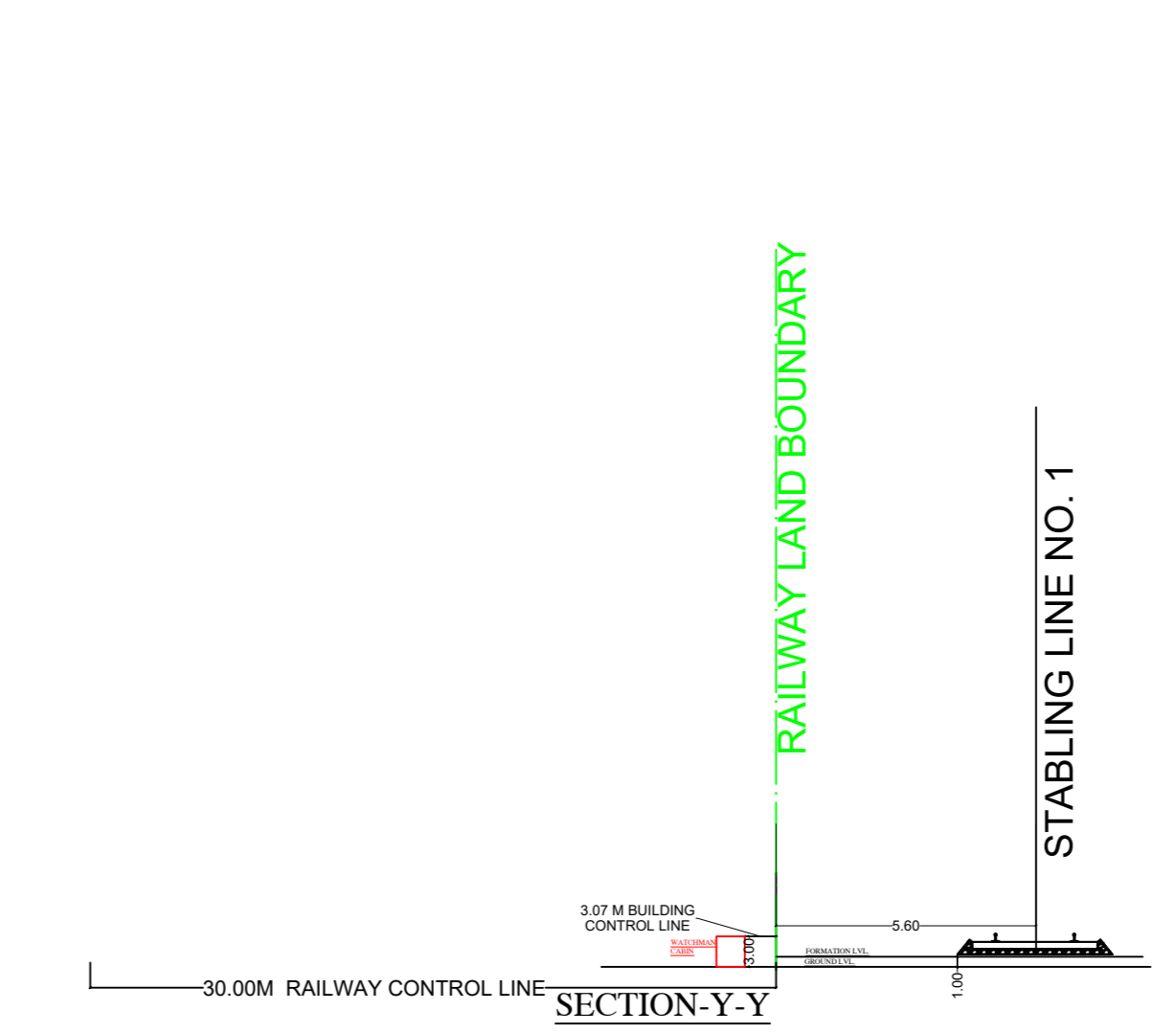
SECTION X-X

Sr. No.	HEIGHT FROM TOP OF	HEIGHT FROM FORMATION LEVEL	CLEARANCE REQUIRED H/2	CLEARANCE PROVIDED FROM LAND BOUNDARY
1	HEIGHT UP TO TOP PODIUM ABOVE 2ND FLOOR.	12.50 M	6.25 M	6.26 M
2	HEIGHT UP TO TOP PODIUM ABOVE 1ST FLOOR.	8.80 M	4.40 M	4.51 M



SECTION Y-Y

Sr. No.	HEIGHT FROM TOP OF	HEIGHT FROM FORMATION LEVEL	CLEARANCE REQUIRED H/2	CLEARANCE PROVIDED FROM LAND BOUNDARY
1	HEIGHT UP TO TOP WATCHMAN CABIN ABOVE GROUND FLOOR.	3.00 M	3.00 M	3.07 M



UNDERTAKING

WE SHRADHA PRIME PROJECT LTD ARE THE CA TO OWNER PARADISE TOWER CHSL OF PLOT BEARING GTS NO 63/2, 63/4, 63/5, 63/7, 63/3(PT) & 63/10(PT) OF VILLAGE MAGATHANE, TALUKA BORIVALI, MUMBAI SUBURBAN DISTRICT

WE DO HERE BY AGREE AND AFFIRM THAT

- WE WILL NOT CLAIM ANY COMPENSATION FOR THE ABOVE MENTIONED STRUCTURE AND DEMOLISH THE SAME AT OUR OWN COST AS AND WHEN THE RAILWAY AUTHORITY WOULD ASK US TO DO FOR THEIR EXPANSION PROGRAMMED IN FUTURE.
- WE WILL NOT THROW SOLID GARBAGE IN THE PREMISES OF THE RAILWAY.
- WE WILL CONSTRUCT A PROPER SEWERAGE AND RAIN WATER DISPOSAL SYSTEM IN OUR PREMISES FOR AVOIDING ANY FLOODING IN RAILWAY PREMISES DURING MONSOON.
- WE WILL CONSTRUCT STORM WATER DRAINAGE TO TAKE RAIN WATER FROM RAILWAY PREMISES WHICH WILL ACCUMULATE BECAUSE OF OUR PROPOSED CONSTRUCTION.
- WE PROMISE AND UNDERTAKE THAT UPON INFRINGEMENT OF ANY OF THE ABOVE MENTIONED CONDITIONS WE SHALL BE HELD LIABLE FOR THE PROSECUTION AS WELL AS THE COMPENSATION WHAT SO EVER INCURRED.
- WE ARE FULLY AWARE THAT THE N. O. C. IS FOR THE PROPOSED WORK AS REFERRED ABOVE AND IS GIVEN ON THIS UNDERTAKING ONLY THIS UNDERTAKING IS BINDING ON US AND OUR SUCCESSORS. ADMINISTRATORS AND LEGAL HEIRS.
- WE UNDERSTAND THAT PROPOSED CONSTRUCTION IS IN VICINITY OF THE RAILWAY TRACK WHICH HAVE NORMAL TRAIN OPERATIONS ALONG WITH CONSEQUENT IMPLICATIONS AND WILL NOT CLAIM COMPENSATION THERE UPON.

SOLEMLY AFFIRMED AT

PLACE: MUMBAI

DATE: 23/01/2022

FOR M/S SHRADHA PRIME PROJECTS LIMITED

DIRECTOR

CERTIFICATE

IT IS CERTIFY THAT

- "THE PROPOSED PLOT AND BUILDING / STRUCTURE DOES NOT LIE IN THE RAILWAY LAND." AND
- "NO EXTRA LAND IS REQUIRED TO RAILWAY IN THE NEAR FUTURE FOR CURRENT OR PROPOSED WORK OF OPEN LINE AT LOCATION OF PROPOSED BUILDING BETWEEN KM 32/14-33/4 BETWEEN KILE-BVI STATION ON CCG-VR SECTION".
- RAILWAY LAND BOUNDARY VERIFIED BY WITH RAILWAY LAND PLAN NO. XEN18755/8-11A.

NAME & SIGNATURE OF ARCHITECTS

RAJESH V SURVE

CHALDURGHI CHSL, PLOT NO 251, GATE NO BORIVALI (WEST), MUMBAI - 400088

DRAWN AND CHECKED BY

P.K. YADAV

DATE: 2022.09.05 11:16:15 +05'30'

NOTES:-

- EXISTING WORK SHOWN IN - BLACK.
- PROPOSED BUILDING AND PLOT COMPOUND WALL SHOWN IN RED.
- RAILWAY LAND BOUNDARY SHOWN IN GREEN.
- RAILWAY TRACK BOUNDARY SHOWN IN YELLOW.
- DURING THE COURSE OF CONSTRUCTION NO CONSTRUCTION EQUIPMENT OR ANY OTHER PART WILL COME OVER RLY. AREA.
- ALL DRAINAGE OF PROPOSED BUILDING WILL BE CONNECTED TO MCGM MAIN DRAINAGE.
- CONSTRUCTION WILL BE DONE AS PER APPROVED PLAN AND WILL INFORM RAILWAYS BEFORE COMMENCEMENT OF WORK.
- MINIMUM DISTANCE FROM RAILWAY LAND/TRACK BOUNDARY TO RESPECTIVE FLOOR FULFILL THE H/2 REQUIREMENT AS PER CE (G) CCG. LETTER NO. 73/0/POPICY, DATED= 12-10-2011.
- NO OUTLET LIKE DRAINAGE DISPOSAL/STORM WATER DISPOSITION ON TOWARDS THE RAILWAY LAND SHALL BE PROVIDED.
- THIS PLAN IS FOR GRANT OF NOC FOR PROPOSED CONSTRUCTION ONLY. CAN NOT BE USE FOR ANEY OTHER PURPOSE.
- MCGM FORWARDING LETTER NO. DY. CH. E. /B.P./2885/WS-11/P&R DATED 07/07/2022.

WETERN RAILWAY	
MUMBAI DIVISION	CCG - VR SECTION
BORIVALI (W)	
NOC FOR PROPOSED REDEVELOPMENT OF EXISTING SOCIETIES KNOWN AS SMITANJALI CHSL, SHWETDEEPMALA CHSL, NEW GAJANT CHSL & PRAJAKTA CHSL (NOW MERGED AND KNOWN AS PARADISE TOWER C.H.S.L.) ON PLOT BEARING GTS NO.63/2, 4, 5, 7, 3(PT), 10(PT), OF VILLAGE MAGATHANE IN R/C WARD MUMBAI.	
Signature block	
CE-GENERAL-CCG	
Dy.CE-G-CCG	
DRM-MMCT	G.V.L SATYA KUMAR Digitally signed by G.V.L SATYA KUMAR Date: 2022.09.06 06:55:52 +05'30'
SRDEN-CO-MMCT	YOGESH KR SHARMA Digitally signed by YOGESH KR SHARMA Date: 2022.09.05 05:38:32 +05'30'
SRDEN-ESTATE-NORTH-MMCT	MANOJ GOYAL Digitally signed by MANOJ GOYAL Date: 2022.09.05 03:07:31 +05'30'
ADEN-ESTATE-NORTH-BVI	SURAJIT KUMAR DEB Digitally signed by SURAJIT KUMAR DEB Date: 2022.08.27 11:25:03 +05'30'
ADEN-T-N-BVI	JAIDEEP KHUSHALCHAND MAHANI Digitally signed by JAIDEEP KHUSHALCHAND MAHANI Date: 2022.08.30 02:04:16 +05'30'
SSE-PWAY-BVI	SUSHIL KUMAR SHAH Digitally signed by SUSHIL KUMAR SHAH Date: 2022.08.24 01:23:39 +05'30'
SSE-WORKS-BVI	HARI SHANKER SINGH KUSHWAHA Digitally signed by HARI SHANKER SINGH KUSHWAHA Date: 2022.08.23 05:20:48 +05'30'
SSE-DRG-I/C-MMCT	P.K. Yadav Digitally signed by P.K. Yadav Date: 2022.09.05 11:16:15 +05'30'
DRM (B) 27250 / 11-F	LCO-NOC-BCT-340

DRAWN BY: P.K YADAV SSE (D)

CASE NO. W/115/2/550