



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-12566/2022/(928 And Other)/P/S Ward/PAHAD1 GOREGAON-W/337/2/Amend dated 15.04.2024

To, **Manojkumar Ashwanikumar Dubal**
309,Sangam Arcade, Vallbhbai
road opp. Rly. station

CC (Owner),
HUSSEIN ABDUL KARIM BALWA &
OTHERS
4th Floor, Techniplex-I, Techniplex
Complex, Veer Savarkar Flyover,
Goregaon (West), Mumbai- 400 104.

Subject : Proposed High rise Residential building on Sub-plot C-1 bearing C.T.S.No. 928/A/01 of Village Pahadi Goregaon (W) and C.T.S. No. 1390, 1390/1 to 11, 1390/A of Village Malad (S) at Goregaon (West), Mumbai..

Reference : Online submission of plans dated 15.03.2024

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 conditions of I.O.D. under even No. dated 19.04.2023 and amended plan approved letter dated 22.11.2023 shall be complied with.
- 2) That the revised R.C.C. design and calculation from the registered licensed Structural Engineer shall be submitted before C.C.
- 3) That the revised H.E. NOC as per the amended plan shall be submitted before F.C.C.
- 4) That all guidelines issued time to time regarding Air Pollution Mitigation shall be complied with.
- 5) That no dues pending certificate from A.E.(W.W.) P/South and A.A.&C P/South shall be submitted before C.C.
- 6) That the Revised CFO NOC shall be submitted before C.C.
- 7) That the P.C.O.'s one time charges as per E.O.D.B. policy shall be paid before C.C.
- 8) That the valid Janata Insurance Policy shall be submitted before C.C.
- 9) That the Valid Civil Aviation NOC for height clearance shall be submitted before requesting CC
- 10) That the C.C. shall be got endorsed as per the amended plan.
- 11) That the revised Drainage remarks shall be submitted before C.C.
- 12) That all the balance payments as per the amended plan and payment of Development Cess as per Time Schedule stipulated in Circular C-3 U/no. CHE/DP/110/Gen dated 2019-20,if any, shall be made
- 13) That Valid Bank Guarantee for Faithfull compliance of disposal of debris as per circular u/no. CHE/DP/3618/Gen dtd. 10.05.2018 shall be submitted.
- 14) That the valid SWM NOC shall be submitted before FCC & all conditions in the NOC shall be complied with in response to your application for file u/r.
- 15) That the all conditions mentioned in HRC NOC and MOEF NCO shall be complied with at time of OCC.
- 16) That the revised parking remarks shall be submitted before C.C.
- 17) That payment as per schedule of instalment facility granted by Dy.Ch.E(BP)WS-II shall be made and Post dated Cheque (PDC) as per instalments facility schedule shall be submitted.
- 18) That Registered Undertaking stating that all the terms and conditions mentioned in the payment facility circular dtd. 17.09.2019 shall be followed scrupulously.
- 19) That the Registered Indemnity Bond indemnifying BMC/BMC staff against any dispute, litigation, RERA compliances regarding instalment payment facility availed by Owner/Developer for faithful compliance of payment facility circular shall be submitted.

20) That the C.C. equivalent to 10% of approved BUA shall be restricted. If BUA of top most floor is more than the 10% BUA, then the C.C. for entire top most floor shall be restricted against instalment facility availed.



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.

