

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



NO.CO/ MB/ARCH/NOC /F-39 / 6186 / 2010  
Dated 01/10/10

To,  
The Executive Engineer,  
Building Proposal Department (WS),  
R. K. Patkar Marg,  
Near Bhabha Hospital, Bandra (W),  
Mumbai-400 052.

Subject: **N. O. C. for proposed Redevelopment of Existing Building No26, known as Azad Nagar Chaitra Co-op Hsg.Soc. Ltd., on CTS No. 838 (pt.), Azad Nagar, Adheri (W), Mumbai-400 058.**

- Reference: 1 Mumbai Board Resolution No. 244/2597 dt 21.08.2009.  
2 This office offer letter NO.CO/ MB/ARCH /NOC / F-39/ 5866/2010 dated 09.09.2010.  
3 Society's Architect letter dated 18.09.2010.

The applicant has complied with all requisites for obtaining NOC for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the **Plot admeasuring about 677.33 m<sup>2</sup> as per Executive Engineer / Bandra Divn / M.B's Demarcation (i.e. 592.06 m<sup>2</sup> as per lease deed + 85.27 m<sup>2</sup> of Additional land).** The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07.08.2009 subject to following conditions. The other additional terms and conditions as per Annexure-I shall also apply & are appended separately.

- 1 The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal.
- 2 Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- 3 The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4 The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.

11. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
12. Before issuing the NOC Tanker Water or Extra Water charges payment clearance should be produced by the Society.
13. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.
14. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.
15. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
16. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the NOC will stand cancelled.
17. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
18. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Prorata premium shall be payable by the society as and when competent authority communicates to you.
19. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 2.5 FSI shall also be payable by society as and when communicated to you.

**(Draft copy approved by CO / MB)**

*A. B. Shivankar*  
.. 1/10/10

for Chief Officer,  
M. H. & A. D. Board, Mumbai