



**BRIHANMUMBAI MUNICIPAL CORPORATION**

**Amended Plan Approval Letter**

File No. P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER  
PAREL/337/2/Amend dated 04.02.2025

**To,**  
**SHAIKH ASHIQUE ALI**  
**R-NO-3,OLD KURLA ROAD,KALINA**  
**SANTACRUZ,MUMBAI**

**CC (Owner),**  
**M/s Navkar Construction Co**  
**39/45,NEW SONAWALABLDG 2ND**  
**FLOOR C.P.TANK ROAD, GIRGAON**  
**MUMBAI-400004.**

**Subject :** proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division, Situated at N.M.Joshi Marg, Known as Haji Gani Chawl, Lower Parel, Mumbai 400 013.

**Reference :** Online submission of plans dated 02.01.2025

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 22/ 02/2024 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That payment towards following shall be made before asking for C.C.a) Additional Development Charges.b) Extra Water / Sewerage charges at A.E.W.W. 'GS'. Ward Office.c) Labour welfare Cess.d) Fungible Premium e ) Staircase, lift, lift lobby premium for both wingf ) Open space deficiencyg) Additional development cess
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That the final Structural stability certificate shall be submitted before asking for B.C.C.
- 6) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission
- 7) That the final N.O.C. from MHADA shall be submitted before asking for occupation permission.
- 8) That the work shall be carried out strictly as per approved plan
- 9) That all condition and direction specified in the order of Hon'ble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with
- 10) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 11) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 12) That the compliance of conditions of Govt Notification and BMC circular for prevention of Air pollution shall be submitted and the same shall be followed carefully at site during construction activity
- 13) That the revalidated Mhada NOC shall be submitted before CC endorsement
- 14) That HRC NOC will be submitted before issue of CC for parking tower .



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
City

Copy to :

- 1) Assistant Commissioner, G/South
  - 2) A.E.W.W., G/South
  - 3) D.O. G/South
- Forwarded for information please.

