



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018)

**ZERO FSI AMENDED IOA**

No.MH/EE/BPCell/GM/MHADA-104/1244/2023

Dated: **14 SEP 2023**



ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 2493  
Date: 15.09.2023

का. अ. / इपक (बु क्षेत्र) पश्चिम जिल्हा, मुंबई, प्रा.
जावक क्र. ET-1963 15 SEP 2023

To,

M/s. Rishabraj Realty

C.A. to The Golden Tobacco Workers Co.Op. Hsg. Soc. Ltd.

103, Jai Tirth, Daulat, Road No.10,

Borivali (E), Mumbai - 400066

**Sub:** -Proposed redevelopment of Golden Tobacco Workers CHSL' bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt), village Andheri at J.V.P.D., Andheri (W), Mumbai 400049.

**Ref:** 1. IOA issued by MHADA no. MH/EE/BPCell/GM/MHADA-104/1244/2023 dtd-14.02.2023  
2. Application for Zero FSI Amended IOA dated 08.09.2023

Dear Applicant,

With reference to your Architect's application dated 08.09.2023 for development permission and grant Approval for Amended Zero FSI IOA plan for Proposed redevelopment of Golden Tobacco Workers CHSL' bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt), village Andheri at J.V.P.D., Andheri (W), Mumbai 400049.

The Building Permit is hereby granted subject to compliance of following conditions:

**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**



1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the Janata Insurance Policy shall be submitted.
3. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 10(3) (ix) shall be submitted by him.
4. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. That the work shall be carried out between 10.00 a.m. to 06.00 p.m.
7. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
8. That the IOA shall not be used as an instrument for evicting the occupants without following due process of law.
9. That the bore well shall be constructed in consultation with H.E./MCGM.
10. All precautionary measures shall be taken during demolition / Excavation foundation & Construction work.
11. That the Bank Guarantee for the proposal u./ref. shall be submitted.
12. That the SWM NOC for the proposal u./ref. shall be submitted.
13. That you shall submit NOC from MMRDA for Metro Rail Line.
14. That you shall submit registered undertaking for Zero FSI IOA as per EODB.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--

**(Rupesh M. Totewar)**  
**Executive Engineer/.B.P. Cell(W.S.)**  
**Greater Mumbai/ MHADA.**

**Copy submitted for information please.**

- 1) Chief Officer/Mumbai Board.
- 2) Deputy Chief Engineer/BP Cell/MHADA
- ✓ 3) Chief ICT Officer/A for info , upload on MHADA web site .

**Copy with plan to:**

- 4) Executive Engineer/Bandra Division/Mumbai Board
- 5) Asst. Commissioner K/W Ward (MCGM).
- 6) Architect/Layout Cell (SPA/MHADA)
- 7) A.A.&C K/W Ward (MCGM).
- 8) A.E.W.W. K/W Ward (MCGM).
- 9) Architect M/s Shree Shivade Shrikant of M/s. S.P. Shevade & Associates.

  
**(Rupesh M. Totewar)**  
**Executive Engineer/.B.P. Cell(W.S.)**  
**Greater Mumbai/ MHADA.**