

**BRIHANMUMBAI MUNICIPAL CORPORATION**

Office of the MHCC, Dy.M.A. (D.P.), 5th floor, BMC Annex Bldg, Fort, Mumbai- 400001.

NO.CHE /12359/ DP-DyMA dtd.

05 DEC 2023

To,  
M/s Archvision Architects,  
4/5, Lavanya Apts., Off Agashe Path,  
Near Kohinoor Tech Inst.,  
Dadar (W), Mumbai.



**Subject:** - Proposed redevelopment of 'Hasnabad Society' situated at C.S. No. 401 of Mazgaon Division in 'E' Ward, Mumbai.

**- NOC of the Mumbai Heritage Conservation Committee (MHCC).**

**Ref:** - i) Application u/no. CHE/12359/DP-DyMA dated 23.08.2023;  
ii) MHCC meeting dated 29.08.2023.

Gentleman,

This is with reference to your application seeking NOC from the MHCC for 'proposed redevelopment of 'Hasnabad Society' situated at C.S. No. 401 of Mazgaon Division in 'E' Ward, Mumbai'. The site u/r is listed under the name 'Hasnabad with Gate' as Grade II-A in the heritage list of 2012.

The proposal contemplates redevelopment of existing dilapidated residential building no. 1, 2 & 3, with construction of ground / stilt + <sup>22</sup> storey building with two wings with the total height of 70.0 M up to the terrace level. <sup>(Twenty two)</sup> *Asphatte*

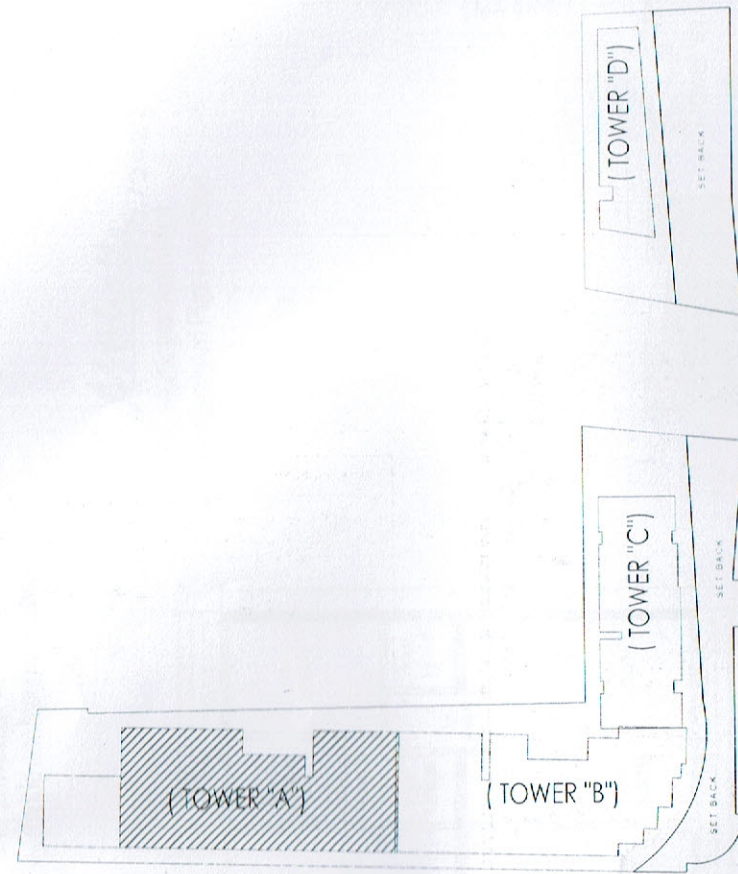
The proposal was considered by the MHCC in its meeting held on 29.08.2023. The Committee, after due consideration of all aspects, decided to grant its NOC, purely from heritage point of view, for the said redevelopment proposal subject to the following conditions:

- i) that, structural stability and sanctity of the Hasnabad Mausoleum and Gate shall be maintained and structural stability certificate for the same shall be submitted;
- ii) that, proposed elevation and its features as approved, shall be scrupulously implemented at site;
- iii) that, box grills should not be used for the windows and the external units of A.C., if any, should not be fixed on the front façade;
- iv) that, for any signage to be installed on new building, prior approval of the MHCC shall be obtained;

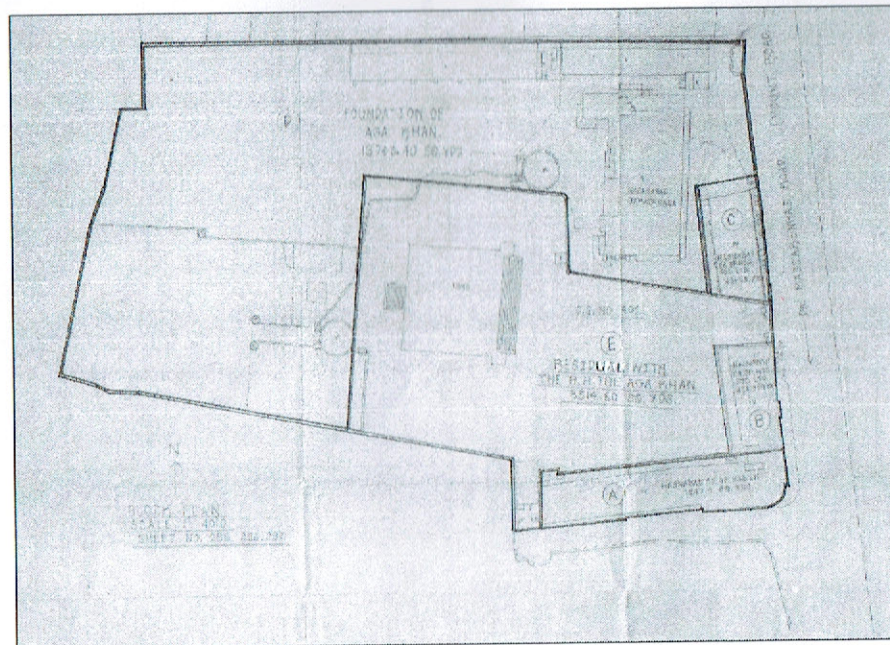
This NOC / Remark is issued from the heritage point of view and must be read with letter w/no. CHE/12359 / DP / Dy.M.A. (Heritage) Dtd 05 DEC 2023. This NOC gives authorization / approval for no other purpose and must not be construed to provide such authorization

*Abhatte*  
5/12/2023  
Dy. Municipal Architect  
(Development Plan) Heritage

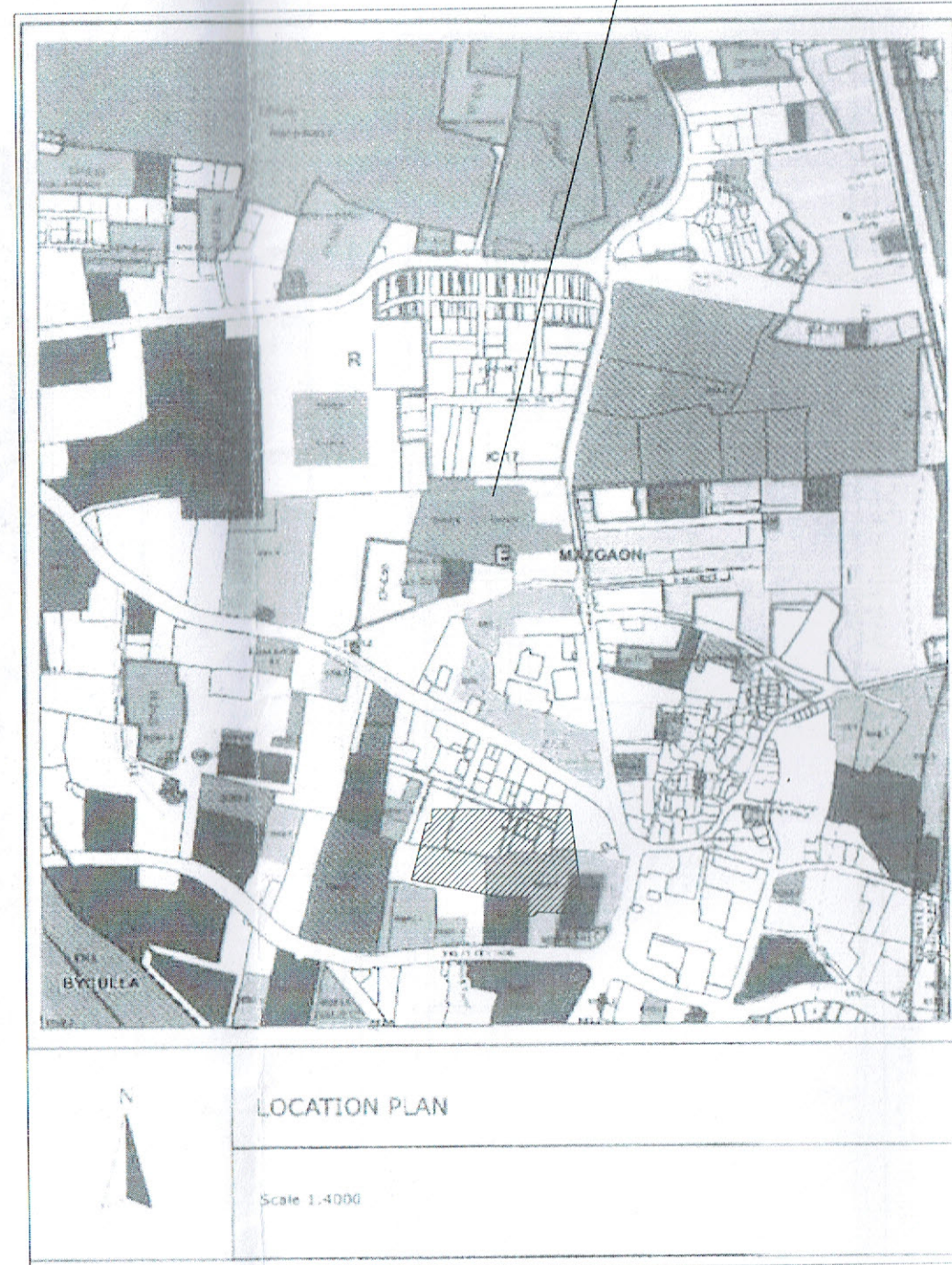
# SITE U/R



PROPOSED BLOCK PLAN



EXISTING BLOCK PLAN



LOCATION PLAN

Scale 1:4000

**General Notes :**  
The term "Architect" herein specifically makes reference to "JAY PATEL ARCHITECTS", "ARCHVISION". Use of this drawing for Approval shall explicitly confirm acceptance of following conditions :

- 1. Do not Scale Drawings. Dimensions govern.
- 2. All dimensions are in millimeters unless noted otherwise.
- 3. All dimensions are from unfinished to unfinished levels unless otherwise specified.
- 4. All Floor Levels are Unfinished floor level (SSL) unless otherwise specified.

APPROVAL SIGN AND STAMP

DESIGN ARCHITECT :  
**JAY PATEL**  
**ARCHITECTS**  
Tel : 9833834819

REGULATORY ARCHITECT :  
**ARCHVISION**  
**ARCHITECTS**

Client:  
**HASANABAD CO OPERATIVE**  
**HOUSING SOCIETY**

Issued:  
**HERITAGE CLEARANCE SUBMISSION**

Project: **HASANABAD SOCIETY** Zone :  
Cs no 401 E-ward Dr Mascarenhas road maggaon, mumbai-10

Title :  
**FIRST AND TYPICAL FLOOR TOWER**  
**PLANS**

Job No : Drawn By : Scale : Sheet : North :  
JAY 1 : 200 A3

Date of RO : 20/09/2023 Check By : JAY

Drawing No : Revision :

**001**

**RO**

