



Building Permission Cell, Greater Mumbai / MHADA

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

INTIMATION OF APPROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-1/2440/2026/IOA/1/New

Date : 05 May, 2026

To

Nirmal Education Society

C-1301,Meera CHS ,Near oshiwara
Police Stn, New link
Road ,Oshiwara ,Andheri
(W) ,Mumbai

Sub : Proposed Development of School Building on Plot bearing F.P. No. 350 of Ghatkoper TPS III and CTS No.192 of village Ghatkoper at Pant Nagar,Ghatkoper (E),Mumbai

Ref : 1. Application of architect dated 20 April, 2026

Dear Applicant,

With reference to your Notice U/ S 45(1)(ii) of MRTP Act 1966 submitted with letter No. MH/EE/(BP)/GM/MHADA-1/2440/2026/IOA/1 dtd. 20 April, 2026 and delivered to MHADA on 20 April, 2026, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Development of School Building on Plot bearing F.P. No. 350 of Ghatkoper TPS III and CTS No.192 of village Ghatkoper at Pant Nagar,Ghatkoper (E),Mumbai. furnished to this office under your letter, 20 April, 2026 I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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

- 1 That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
- 2 That the compound wall shall be constructed on all sides of the plot clear of the Road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No. 38(27) before starting the work.
- 3 That the low-lying plot shall be filled upto a reduced level of at least 92 T.H.D. or 6" above joining Road Level whichever is higher with murum, earth, boulders etc. and shall be levelled, rolled and consolidated and sloped towards roadside, before starting the work.
- 4 That the specifications for layout/ D.P./or access roads/ development of setback land shall be obtained from E.E.N. (E.S.) before starting the construction work and the access and setback land shall be developed accordingly including providing street lights and S.W.D. from E.E.N.(E.S.)/ E.E.S.W.D. of E.S. before submitting B.C.C.
- 5 That the Structural Engineer shall be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) shall be submitted by him.
- 6 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load shall be submitted before C.C.
- 7 That the sanitary arrangement shall be carried out as Municipal specifications and drainage layout shall be submitted before C.C.

- 8 That the regular / sanctioned / proposed lines shall be got demarcated at site through A.E. / E.E. [T&C] / E.E. [D.P.] / D.I.L.R. before applying for C.C.
- 9 That the sanitary arrangement shall be carried out as per Municipal specifications and drainage layout shall be submitted before C.C.
- 10 That the registered undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asst. Commissioner [N] that the ownership of the setback land shall be transferred in the name of B.M.C. before demolition of existing building.
- 11 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.
- 12 That the requirements of N.O.C. of Adani, S.G. P.C.O., A.A. & C.(N), S.W.D.,H.E. shall be obtained and the requisitions if any shall be complied with before occupation certificate / B.C.C.
- 13 That the qualified/registered site supervisor through architect/structural Engineer shall be appointed before applying for C.C.
- 14 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [N ward] shall be submitted before applying for C.C.
- 15 That the development charges as per M.R.T.P. (amendment) Act 1992 shall be paid.
- 16 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall be submitted before asking for C.C.
- 17 That the requisite premium as intimated shall be paid before applying for C.C.
- 18 That the registered undertaking shall be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 19 That the C.C. shall be asked only after payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall be complied with.
- 20 That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 shall be taken out before starting the work and also shall be renewed during the construction work.
- 21 That the soil investigation shall be done and report thereof shall be submitted with structural design.
- 22 That the building shall be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect shall be insisted.
- 23 That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall be also governed as per the applicable I.S. Codes.
- 24 That all the cantilevers shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 25 That the R.C.C. framed structures, the external walls shall be more than 230 mm. if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.4.1974.
- 26 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of B.M.C. shall be provided to the satisfaction of Municipal Commissioner.
- 27 That the phase wise programme for removal of the debris shall be submitted and got approved.
- 28 That the registered undertaking for water proofing of terrace and Nahani traps shall be submitted.
- 29 That demarcation of plot incorporating road demarcation as per R.L. Remarks shall be submitted and setback area if any shall be handed over to B.M.C.
- 30 That the Indemnity Bond for compliance of I.O.D. conditions shall be submitted.
- 31 That the owner/developer shall display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 32 That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O. [N]
- 33 That the 'Debris Management Plan' shall be got approved from Executive Engineer [Env.] and the conditions therein shall be complied with.

34 That the N.O.C. from Collector – M.S.D. for excavation of land shall be submitted.

35 That the NOC from SWM shall be submitted.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 All the requisite payments as intimated by various departments of BMC/ MHADA shall not be paid.
- 2 That the upto date paid receipts of AA & C "N" ward shall be submitted.
- 3 That the extra water & Sewerage charges shall be paid to the BMC & receipt shall be submitted.
- 4 That the All Material testing report shall be submitted.
- 5 That the monthly progress report of the work will be submitted by the Architect.
- 6 That the NOC for Civil Aviation shall be submitted.
- 7 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
- 8 That the amended Remarks of concerned authorities/ empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) A.A. & C (N)
- 9 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.
- 10 That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt. 15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the final NOC from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C if applicable.
- 2 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side
- 3 That min 3.00 mt. wide paved pathway upto staircase will be provided.
- 4 That the open spaces as per approval, parking spaces and terrace will be kept open.
- 5 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
- 6 That terraces, sanitary, blocks, nahanis in kitchen will be made Water proof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
- 7 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (N) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.
- 8 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 9 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
- 10 That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will be affected if applicable.
- 11 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.
- 12 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall be submitted in prescribed format.
- 13 That the dry and wet garbage shall be separated and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of BMC the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.
- 14 That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
- 15 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall be provided to the satisfaction of Municipal Commissioner.

- 16 That some of the drains shall be laid internally with C.I. Pipes.
- 17 That every part of the building constructed and more particularly O.H. Tank will be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
- 18 That the dust bin shall be provided.
- 19 That all the payments shall be paid.
- 20 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be submitted.
- 21 That the Drainage Completion Certificate shall be submitted.
- 22 That the Lift Inspector's completion certificate shall be submitted.
- 23 That the smoke test certificate shall be submitted.
- 24 That the water proofing certificate shall be submitted.
- 25 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.
- 26 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
- 27 That the final N.O.C. from A.A. & C. (N) shall be submitted
- 28 That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.
- 29 That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.



Digitally signed by Mahesh Sadhu Jadhav
Date: 05 May 2026 15:53:14
Organization: MHADA
Designation: Executive Engr.

**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.**

Copy to:

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) Deputy Chief Engineer /B.P. Cell/MHADA.
- 3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 4) Executive Engineer Kurla Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Pant Nagar, Ghatkopar (Part A, B & C) (MCGM)
- 7) A.A. & C. N Ward (MCGM)
- 8) A.E.W.W. N Ward (MCGM)
- 9) The Secretary/Chairman
- 10) JEEGAR JAWAHAR TANNA

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be

- a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
 4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
 5. Proposed date of commencement of work should be communicated.
 6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
 7. Attention is drawn to the notes accompanying this Intimation of Approval.
 8. That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site.
 9. That the air pollution mitigation covering all 28 points shall be complied at site and compliance report of same shall be submitted to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA in first week of every month.

NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant

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Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

Sd/-

05 May, 2026

Mr. Mahesh Jadhav
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.