



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.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/GM/MHADA-2/ 1373 /2023.

Dated **19 DEC 2023**



To,
Shri. Raghunath G. Goswami
& Smt. Hemali R. Goswami,
Row House No.A-25/98,Rajawadi CHS Ltd.
Ghatkopar (E) , Mumbai-400 077.

का. अ. / इपक (बु क्षेत्र) पूर्व उपनगर / घा.	
जावक क्र.	दिनांक
ET-2172	20 DEC 2023

Sub:- Proposed Reconstruction of Row house 'No A-25/98 , bearing CTS No.1119 of Village Ghatkopar Kirol Rajawadi Co-Op Housing Society Ghatkopar (East) Mumbai – 400077.

Ref:- 1.Govt.of Maharashtra Notification No.TPB-4317/629/CR-51/ 2015/UD-11,
Dtd. 23/05/2018.
2 .Application of L.S. dated 08.11.2023

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. 000008 dtd.11/08/2023, and delivered to MHADA on 14/08/2023, and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Row House No. A-25/98 on plot bearing C.T.S.No.1119, of Village Ghatkopar Kirol Rajawadi CHS Ltd. Ghatkopar (E) Mumbai -400077.** furnished to this office under your letter, dated 14/08/2023, 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 U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.

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3. 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.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 45 & 46 of DCR 91 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. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size ____ m to - ____ m for the advertisement of proposal shall be made.
10. That the owner shall undertake that he will abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
11. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That all requisites payment fees, deposits, premium shall be paid.
13. All precautionary measures shall be taken during demolition / excavation / foundation and construction work.
14. That the indemnity bond indemnifying the corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will be submitted before C.C./starting the work.
15. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C & his name and license no. Duly revalidated will be submitted.
16. That the No Dues pending certificate from Asstt.Engineer, Water Works, 'N' Ward before C.C.
17. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will be sent for intimating the date of commencement of the work.
18. That this office will be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
19. That the clearance certificate from Assessment Department regarding upto date payment of municipal taxes will be submitted.

20. That the requirement of bye law 4(C) will be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will be carried on as per the requirement of Executive Engineer (Sewerage Project).
21. That the development charges as per M.R.T.P.(amendment) Act 1992 will be paid.
22. That the carriage entrance shall be provided before starting the work.
23. That the adequate & decent temporary sanitary accommodation will be provided for construction workers on site before starting the work.
24. That the No Objection Certificate from Hydraulic Engineer for the proposed development will be obtained and his requirements will be complied with.
25. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will be submitted before starting the work and his requirements will be complied with.
26. That the capacity of overhead tank will be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
27. That the N.O.C. from Insecticide Officer shall be submitted.
28. That the board mentioning the name of Architect/Owner shall be displayed on site.
29. That the Architect shall be submit the quarterly progress report of the proposed work.
30. That the MGL N.O.C. shall be submitted.
31. The status of existing roads affecting / abutting the plot u/r shall be obtained/ ascertained on site from A.E. (Maint) 'N' ward.
32. NOC from Geologist shall be submitted.
33. S.G. NOC shall be obtained.
34. SWM NOC shall be obtained
35. B.G shall be obtained
36. If plot affected by "Nalla Buffer", then specific remarks/ NOC from E.E. (SWD) Planning or appropriate authority shall be obtained.
37. The instructions as per circular under no MGC/F.1102 dated. 25.10.2023 in respect of air pollution control will be complied with before IOA

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the NOC from Civil Aviation Dept. shall be obtained.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will be laid internally with C.I. pipes of adequate size.
2. That the dust bin will be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.

3. That the surface drainage arrangement will be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will be obtained and submitted before applying for occupation certificate.
4. That 10 ft. wide paved pathway upto staircase will be provided.
5. That the surrounding open spaces, parking spaces and terrace will be kept open and un-built upon and will be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. shall be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall be provided as per D.C.P.Reg. No.44.
8. That B.C.C. will be obtained and I.O.A. and debris deposit etc. will be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall be submitted.
11. That one set of plans mounted on canvas will be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will be formed
14. That the adequate provision for post-mail boxes shall be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall be submitted.
17. That the infrastructural works such as; construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.

18. That the requisitions of clause No.45 & 46 of D.C.R.91/ DCPR 2034 shall be complied with.
19. That the provision for rain water harvesting as per design prepared by consultant in the field shall be made to the satisfaction of VP & CEO/ MHADA
20. 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 MCGM, shall be provided to the satisfaction of Municipal Commissioner.

B) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will be obtained from H.E.'s department regarding adequacy of water supply.

--Sd--

(Prashant D. Dhattrak)
Executive Engineer/B.P. Cell(E/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 website.
- 4) Asst. Commissioner 'N' Ward(MCGM)
- 5) Architect / Layout Cell/MB
- 6) Executive Engineer/Kurla/MB
- 7) A.A. & C. 'N' Ward (MCGM)
- 8) A.E.W.W. 'N' Ward (MCGM)
- 9) Licensed Surveyor Shri. K.K.Shah

Copy with plan to:


(Prashant D. Dhattrak)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA

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. That the all- precautionary measures shall be taken to control environment pollution during the building construction activities as per circular issue by MHADA under ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dated 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM MHADA.

Attention is drawn to the notes accompanying this Intimation of Approval.

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 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 an 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.

- ICT/A
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.

(Prashant D. Dhatrak)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA