



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) FOR ZERO FSI



ITC Cell,
M. H. & A. D. Authority
Inward No.: 3452
Date: 07-12-2023

No.MH/EE/(B.P)/GM/MHADA-60/ 1366 /2023

Date: 05 DEC 2023

का. अ. / इपक (बु.क्षे.) पश्चिम उपनगर व मालाड/ प्रा.
जावक क्र. ET-2437 07 DEC 2023

To,

Shri. Vinay G. Singh partner of M/s. JE & VEE Infrastructure
A-203, 2nd floor, Western Edge 2,
Western Express Highway,
Behind Metro Mall, Borivali East,
Mumbai – 400 066.

Sub:- Proposed Redevelopment of Existing building no. 90 known as Dindoshi
AJINKYA CHSL CTS No. 111, Dindoshi Nagar, Malad (E), Mumbai.

Ref: - 1. Application of L.S. dated 19.10.2023.

2. MHADA Consent for Zero FSI Commencement Certificate

u/no. CO/MB/REE/NOC/F-1520/2905/2023 dated 09.11.2023

ZERO FSI IOA

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 Submitted on dtd. 19.10.2023, and delivered to MHADA And the plans, Sections Specifications and Description and further particulars and details of your Existing building no. 90 known as Dindoshi AJINKYA CHSL CTS No. 111, Dindoshi Nagar, Malad (E), Mumbai – 400 097 Furnished to this office under your letter, dated 19-10-2023, I have to inform you that, I may approve ZERO FSI IOA 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 fulfilment of conditions mentioned as under:-

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

1. Commencement Certificate shall be got approved before starting of construction work on site.
2. That the Janata Insurance Policy shall be submitted.
3. That the requisitions of clause 48 & 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.
4. That the work shall be carried out between sunrise and sunset. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
5. That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect / L.S., R.C.C. consultant etc.
6. That this IOA is used as an instrument for evicting the occupants without following due process of law.
7. That the NOC from A.A. & C., P/N Ward shall be submitted.
8. That the requisite Payment shall be made.
9. That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [P/N Ward] shall not be submitted before applying for C.C.
10. That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work. NOC from SWM shall be submitted.
11. That adequate safeguards are 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 debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work.
13. RUT as per Govt. order of industry Energy & Labour Dept. about the registration of all Working labours working on site.
14. Registered lease deed & sale deed shall be submitted.
15. Tree NOC/Consultants remarks shall be submitted.

Sd/-
E.E.B.P. Cell
G.M./ MHADA.

Copy to,

- 1) Hon'ble Chief Officer/M.B
- 2) Executive Engineer / Goregaon Division

Copy with plan to:

- 3) Dy.Ch.E/BPC/MHADA
- 4) Architect Layout Cell
- 5) Asst. Commissioner 'P' North Ward (MCGM)
- 6) A.A. & C. 'P' North Ward (MCGM)
- 7) A.E.W.W. 'P' North Ward (MCGM)
- 8) Secretary – Dindoshi Ajinkya CHSL
- 9) L.S. Jigar Nagda of M/s. 3 Dimensional Consultants LLP
- ✓ 10) Chief ICT Officer / A for upload on MHADA website.


E.E.B.P. Cell
G.M./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 guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municiple Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

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 for 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 scaffolding, 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.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds 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. 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 rabbet 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 be 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.
15. 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.


E.E.B./P. Cell
G.M./ MHADA.

