



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-17/2083/2025/IOA/1/New

Date : 02 December, 2025

To

Executive Engineer Kurla Division MB

2ndm Floor, Griha Nirman Bhavan,
kala Nagar, Bandra (E), Mumbai

का. अ. / इंचक (वृक्ष)	
पूर्व समीक्षा / प्रा.	
जावक क्र.	दिनांक

Sub : Building no. 1 wing D for MIG type t/s and parking Tower under redevelopment of existing transit camp with transit, EWS & MIG type tenements on land bearing C.T.S. No.145 of Village Mulund (East), at Gavanpada Mulund (E), Mumbai for M.H. & A.D. Board.

Ref : Application of architect dated 30 October, 2025

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-17/2083/2025/IOA/1/New dtd. 30 October, 2025 and delivered to MHADA on 30 October, 2025, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Building no. 1 wing D for MIG type t/s and parking Tower under redevelopment of existing transit camp with transit, EWS & MIG type tenements on land bearing C.T.S. No.145 of Village Mulund (East), at Gavanpada Mulund (E), Mumbai for M.H. & A.D. Board.. furnished to this office under your letter, 30 October, 2025 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 date of commencement of the work shall be intimated to this office.
- 2 That the compound wall if any shall be constructed clear of the road widening line with foundation below the level of the bottom of the road side drain
- 3 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.
- 4 The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted
- 5 That the Janata Insurance policy or a policy to cover the compensation claims arising out of Workmen's compensation act 1923 shall be taken out and shall be renewed during the construction of work
- 6 That the N.O.C. from Assessment Department shall be submitted.
- 7 That the surface drainage and storm water drain arrangement shall be made in consultation with the Executive Engineer [Storm Water Drain] Zonal Office as per remarks obtained.
- 8 That the remarks from the Tree Authority shall be submitted and requirements therein shall be complied with
- 9 That the requisition of the clauses no. 49 of DCPR -2034 shall be complied with.
- 10 The remarks from Executive Engineer [Sewerage] (planning & Design) for Drainage approval shall be submitted.
- 11 That the Indemnity Bond indemnifying the MHADA against risk, damages, accidents, etc. shall be submitted before starting the work.

- 12 The building / structure proposed to be demolished, if any shall be demolished.
- 13 That the A.E.W.W.NOC 'T' Ward/BMC shall be submitted.
- 14 That the Information Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. Consultant etc.
- 15 That the Bore well shall be constructed in consultation with H.E./BMC if required.
- 16 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.
- 17 That the NOC from H.E. shall be submitted.
- 18 That the NOC from Mahanagar Gas shall be submitted.
- 19 That the correctness of FSI calculations shall be the responsibility of Exe. Engr. Kurla Div. / Architect/L.S.
- 20 that is to be noted that the work shall be carried out under the supervision of Exe. Engr. Kurla Div. and the responsibility of the correctness of drawings, construction being in conformity of the approved plans, as well as quantity of construction shall lie with the Exe. Engr. Kurla Div. /Architect/L.S.
- 21 That the authorized pest control agency to give anti-termite treatment on site shall be appointed & other requirements as per circular No. AMC/WS/H/9346 dated 29.03.2015 shall be complied with
- 22 That adequate safety measures shall be ensured during the construction.
- 23 That the debris management plan shall be submitted to SWM dept. And NOC for the same shall be submitted.
- 24 That the remarks regarding rain harvesting system from EE (Environmental & Rain Harvesting Cell) shall be submitted.
- 25 That the NOC from local Power Supply Agency (Electric Supply Company) for supply of electricity shall be submitted.
- 26 That the applicable taxes to state / central govt. and local authority shall be paid as per law.
- 27 That the NOC from EE (T&C) for proposed parking tower shall be submitted
- 28 That the extra water & sewerage charges shall be paid to Asst. Engineer Water Work 'T' Ward.
- 29 That all the precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. CAP-2023/CR-170/TC Dated 27.10.2023. Necessary compliances shall be submitted before asking every approval and requirement by Planning Cell/GM/MHADA.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth shall be got checked from this office staff.
- 2 That plinth stability Certificate from Lic. Structural Engineer shall be submitted.
- 3 That the revised NOC from Airport Authority of India shall be submitted.
- 4 That the revised NOC from Chief Fire Officer shall be submitted.

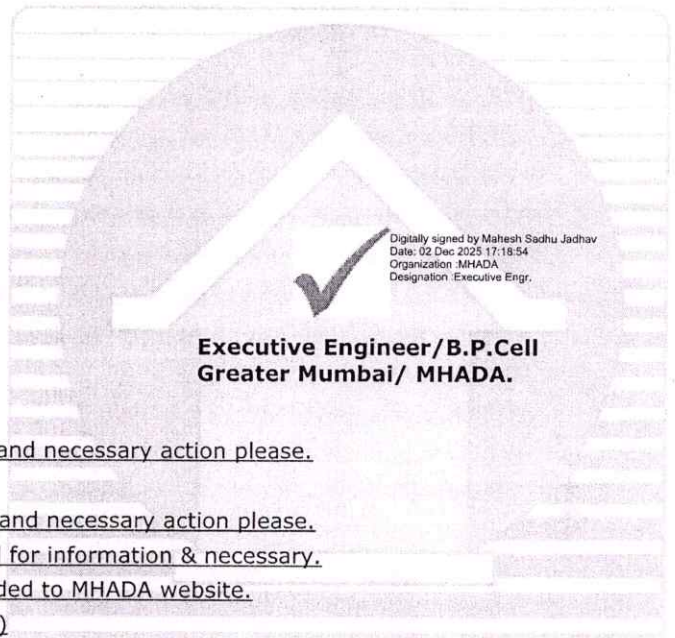
D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the surrounding open spaces, parking spaces shall be consolidated, paved with concreted.
- 2 That the effective supervision certificate and structural stability certificate shall be submitted by Exe. Engr. Kurla Div./MB before asking for Occupation Permission.
- 3 That the canvas mounted plans & structural detail plans shall be submitted at the time of Occupation /B.C.C.
- 4 That the building shall not be allowed to be occupied without submitting Building Completion Certificate and obtaining permission from this office.
- 5 That the final NOC from Supdt of Gardens shall be submitted before OCC of last building in layout.
- 6 That the Tax clearance certificate shall be submitted from A.A. & C. (T Ward).
- 7 That carriage entrance shall be provided as per design of registered Structural Engineer and carriage entrance fee shall be paid.
- 8 That the Storm water drain completion certificate shall be submitted from EE (SWD).
- 9 That the completion certificate from Exe. Engr.(S.P.) for drainage lines and connections shall be submitted.
- 10 That the DCC shall be submitted by Lic. Plumber/Consultant.
- 11 That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
- 12 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall be submitted.

- 13 That the every part of building especially overhead water tank shall be provided with proper access with M.S. ladder
- 14 That the debris shall be removed and site shall be free from any encumbrances.
- 15 That the final NOC from CFO shall be submitted.
- 16 That the dust bin shall be provided.
- 17 That the all terms and conditions of layout approved u/no. SAP/LAC(PA)/523/2024 dated 27/12/2024 shall be complied with.
- 18 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
- 19 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
- 20 The setback area of D.P. road shall be demarcated and handed over to MCGM
- 21 That the separate P.R. Card in the name of MHADA for plot u/r shall be submitted

F : CONDITIONS TO BE COMPLIED WITH OCCUPANCY (PERPETUAL).

- 1 1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.s Department regarding adequacy of water supply



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 Cavan Pada, Mulund (MCGM)
- 7) A.A. & C. T Ward (MCGM)
- 8) A.E.W.W. T Ward (MCGM)
- 9) The Secretary/Chairman
- 10) Devidas Pandurang Mane

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.

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.
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/-

02 December, 2025

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