



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 APROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-107/2526/2026/IOA/1/New

Date : 04 September, 2026

To

Beautiful Properties Pvt. Ltd.

Kantilal House , 14, Mama
Parmanand Marg. Opera House,
Mumbai -400 004

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक

Sub : Proposed Redevelopment of High Residential Building Known as Aram Nagar Meena C.H.S Ltd, Bldg. No. 3 Situated on plot bearing C.T.S.1103(A) Part & 1103(B) Part, of village Versova at Aram Nagar, Andheri (West) Mumbai. 400061.

Ref : 1. Application of architect dated 24 August, 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 -107/2526/2026/IOA/1/New dtd. 24 August, 2026 and delivered to MHADA on 24 August, 2026, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Redevelopment of High Residential Building Known as Aram Nagar Meena C.H.S Ltd, Bldg. No. 3 Situated on plot bearing C.T.S.1103(A) Part & 1103(B) Part, of village Versova at Aram Nagar, Andheri (West) Mumbai. 400061. . furnished to this office under your letter, 24 August, 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 following consultant shall be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall be submitted before C.C. a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water, SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist.
- 3 That this IOA shall not be used as an instrument for vacating the existing occupants without following due process of law.
- 4 That the Notice in the form of Appendix 13 of DCPR-2034 (Work Start Notice) shall be submitted
- 5 That the requisitions of Reg. 49 and 50 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.
- 6 That the Board shall be displayed showing details of proposed work, Name of owner, developer, architect, RCC consultant etc.
- 7 That the Janata Insurance Policy shall be submitted.
- 8 That the development charges as per MRTP Act 1966 (Amendment from time to time) shall be paid before C.C.
- 9 The work of demolition of existing structure shall be carried out under strict supervision of Architect and RCC consultant.
- 10 That the permission from collector (MSD) for excavation for foundation shall be obtained.

- 35 That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath & not to complaint in future shall be submitted.
- 36 That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.
- 37 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted
- 38 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 39 That the Naval / COD NOC shall be submitted if applicable.
- 40 That the MOEF NOC shall be submitted. If construction area of subjected building is more than 20000 m2.
- 41 That the road status / RL shall be submitted.
- 42 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.
- 43 That the Compound wall is to 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 your holding before starting the work as per D.C. Reg. no. 37(24)(1).
- 44 That the specification for layout / DP Road/ or access roads/ development of setback land shall be obtained from EE Road Construction (WS) K/WEST before starting the construction work and the access and setback land will be developed accordingly including providing street lights and SWD the completion certificate shall be obtained from EE(____)/EE(SWD) of WSZ-____/EE(T&C) before submitting O.C.C.
- 45 That the structural design including provision of seismic /wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.
- 46 That the regular / sanctioned / proposed lines and reservation shall be got demarcated at site through A.E. (Survey)/ EE(T&C) /E.E.D.P/DILR before applying for C.C.
- 47 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 will be obtained from Ward Officer that the ownership of the setback land will be transferred in the name of M.C.G.M before C.C.
- 48 That the Indemnity Bond indemnifying the MHADA for damages risks accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. / starting the work.
- 49 That all the conditions stipulated in MHADA NOC letter bearing no. ----- and MHADA offer letter bearing no. CO/MB/REE/NOC/F-1099/2263/2025 dtd. 17.12.2025. shall be complied with.
- 50 That the condition stipulated in the layout approval letter shall be complied with.
- 51 That the conditions specified and stipulated in the lease agreement shall be adhered to and complied with.
- 52 That the regd. u/t. from the developer to the effect that meter cabin, stilt Portion, society office, servants toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.
- 53 That the CTS plan and P.R. Card area written in words through SLR shall be submitted before C.C.
- 54 That the building will be designed complying requirements of all the relevant I.S. Code including I.S. Code 1893 for earthquake design, the certificate to that effect shall be submitted from structural Engineer.
- 55 That the NOC from Tree authority shall be submitted before starting the work and requirements therein shall be complied.
- 56 CRZ / MCZA NOC shall be submitted if applicable.
- 57 Approval for relocation of RG / OS shall be submitted & conditions mentioned therein shall be complied.
- 58 That the C.C. T.V Cameras shall be installed on all four-side covering entire site as well as entry /exit. And access of same shall be provided to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA.
- 59 That the 35 feet G.I Sheet shall be erected on all sides of the plot before start of work /demolition of old building upto completion of new building.
- 60 That the intimation of start of Demolition work shall be submitted.
- 61 That the safety inspector shall be appointed on site till completion of building.
- 62 That the safety measures as per guidelines issued by UDD Deptt. u/no.Appeal/TPB-4325/1591/Pra. Kra.122/2025/UD-11dtd.20.08.2025 along with report of expert committee 's recommendation shall be followed and complied at site during the construction period.
- 63 That you shall submit Consultant 's remark for area and locations of D.G. set rooms before further C.C.

- 7 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.
- 8 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 (K/West Ward) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.
- 9 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.
- 10 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted
- 11 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.
- 12 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 MCGM the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.
- 13 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.
- 14 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.
- 15 That some of the drains shall be laid internally with C.I. Pipes.
- 16 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.
- 17 That the dust bin shall be provided.
- 18 That the Sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. / MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.
- 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. K/West ward 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 handing over the possession of Flats to respective tenements.

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 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. 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.