

## 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-93/ 1382 /2024

Dated :- 09 JAN 2024

ITC Cell,

M. H. & A. D. Authority

Inward No.: 196

11-01-2024

का. अ. / इ. अ. (पु. अ.)	परिवर्तन / न. (का. अ. / मा.)
जायल क.	11 JAN 2024
ET-106	

To,  
M/s. Executive Health Officer  
MCGM,  
52/3, F/S Ward, Dr. B. R. Ambedkar Road,  
Parel, Mumbai-400012.

**Sub:-** Proposed redevelopment of Bharat Nagar Dispensary and Health Center on plot bearing C.T.S. No. 7643 (pt) of Kolkalyan Village, H/East ward, situated at Bharat Nagar, Bandra (E), Mumbai - 400051.

**Ref:-** Application Letter for IOA from Dy. Municipal Architect MCGM dt. 05.12.2023.

Sir,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. 2036 dated 05/12/2023 and the plans, Sections, Description and further particulars and details of your building at Proposed redevelopment of Bharat Nagar Dispensary and Health Center on plot bearing C.T.S. No. 7643 (pt) of Kolkalyan Village, H/East ward, situated at Bharat Nagar, Bandra (E), Mumbai - 400051 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 346 of the Municipal Corporation Act as amended upto date, my approval by reasons there of subject to fulfillment of conditions mentioned as under: -

### A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK /BEFORE PLINTH C.C.

1. That the commencement certificate U/s-44/69(1)(a) of MRTP Act shall be obtained before starting the proposed work.
2. That the low lying plot will be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side, before starting the work.
3. That the specification for layout/D.P. Road / or access roads / development of setback land will be obtained from E.E. Road construction (W.S.) before starting the construction work and the access and setback land will not be developed.

accordingly including providing street lights and S.W.D from E.E. R.C. (W.S.) / E.E. (S.W.D.) of W.S. before submitting B.C.C.

4. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (ix) shall be submitted by him.
5. 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.
6. That the sanitary arrangement shall be carried out as per Municipal Specifications and drainage layout will be submitted before C.C.
7. 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.
8. That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also will be renewed during the construction work.
9. Bore well shall be constructed in consultation with H.E./MCGM.
10. 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.
11. That the requirements of N.O.C. of (i) Reliance Energy / Tata Power (ii), S.G. (iii), P.C.O. (iv) A.A. & C. (R/South Ward) [v] S.P. [vi] S.W.D. [vii] A.E.W.W. (R/South) [viii] H.E. NOC [ix] SWM NOC will be obtained before C.C.
12. That the qualified / registered site supervisor through Architects / Structural Engineer will be appointed before applying for C.C.
13. 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.
14. That the registered undertaking shall be submitted for payment of difference in premium paid and calculated as per revised land rates.
15. That all the payments as intimated on IOA will be paid before applying for C.C.
16. That the development charges as per M.R.T.P. (amendment) Act 1992 will be paid before C.C.
17. That the soil investigation will be done and report thereof will be submitted with structural design.
18. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of V.P. & C.E.O. MHADA.
19. The safety measure shall be taken on site.
20. That the building will 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 will be insisted.

21. That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. codes.
22. That all the cantilevers (projections) shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
23. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brickmasonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.04.1974.
24. That the registered undertaking for not misusing the part/ pocket terraces / A.H.U.'s and area claimed free of F.S.I. will be submitted.
25. That the registered undertaking for water proofing of terrace and Nahani traps shall be submitted.
26. That the Indemnity bond for compliances of I.O.D. conditions shall be submitted.
27. That the N.O.C. from Collector – M.S.D. for excavation of land shall be submitted
28. That the labor welfare cess as per circular No. Dy. Ch. Eng./3663/BP (City) Dt. 30.09.2011 shall be paid before asking for C.C.
29. The developer shall submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors / workers, issued time to time by the department of building & other construction labors, Government of Maharashtra.
30. That the registered undertaking shall be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
31. That the registered undertaking shall be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by MHADA
32. That the registered undertaking & Indemnity bond shall be submitting stating that owner / developer and concerned Architect / Lic. Surveyor shall compile and preserve the following documents.
  - a) Ownership documents
  - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
  - c) Copies of Soil Investigation Report.
  - d) RCC details and canvas mounted structural drawings.
  - e) Structural stability certificate from Lic. Structural Engineer.
  - f) Structural Audit reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by Lic. Site Supervisor.
  - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
  - j) NOC and Completion Certificate issued by C.F.O.

- k) Fire safety audit carried out as per the requirement of CFO.
33. That the Registered undertaking shall be submitted by the developer for maintaining noise pollution levels as per norms of Pollution control Board.
  34. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
  35. To comply all terms & conditions mentioned in NOC from REE (M.B.) dt. 04.12.2023.
  36. Plot is affected by CRZ-II HTL buffer line. Hence, necessary prior CRZ clearance as per CRZ notification 2019 shall be submitted by Architect / Project Proponent before Plinth C.C.

**B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

1. Notice in the form of Appendix XVI of DCR shall be submitted on completion of Plinth.
2. That the plinth shall be got checked by this office staff.
3. That the debris shall be transported to the respective Municipal dumping site.
4. That the plinth stability certificate from R.C.C. consultant shall be submitted.
5. That the NOC from AA & C (H/East ward] shall not be submitted.
6. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
7. That the quality control for building work/ for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
8. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
9. That the Material testing report for construction materials used at site shall be taken as per required frequency.
10. That the yearly progress report of the work will be submitted by the Architect.
11. That the Civil Aviation NOC from A.A.I. shall be submitted.

**C: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That some of drains will be laid internally with C.I. pipes.
3. That the low lying plot will 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 be leveled, rolled, consolidated and sloped towards road side

4. That the dust bin will be provided as per C.E.'s circular No. CE/9297/II dt. 26.06.1978.
5. That the Name plate /board showing plot no., name of the building, etc. shall be displayed at a prominent place before OCC /BCC.
6. That 3.00 mt. wide paved pathway upto staircase will be provided.
7. That BCC will be obtained and IOD and Debris deposit etc. will be claimed for refund within a period of six years from the date of occupation.
8. That every part of the building constructed and more particularly overhead water tank will be provided with the proper access for the staff of Insecticide officer with a provision of temporary but safe and stable ladder.
9. That the open spaces as per approval, parking spaces and terrace will be kept open.
10. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
11. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
12. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
13. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment, shall be submitted before occupation.
14. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
15. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
16. That the owner/developer will hand over the possession to the prospective buyer before obtaining OCC/BCC.
17. That the letter box of appropriate size shall be provided for all the tenements at the ground level.
18. That the reg. no. 45 & 46 of DCR 1991 shall be complied with.
19. That canvas mounted plans shall not be submitted along with Notice of completion work U/Sec 353A of MMC act for work completed on site.
20. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
21. 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.

22. 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
23. 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.
24. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
25. That the Energy Conservation System at stipulated vide circular under No. ChE/M&E /1063/dt. 16.06.2008 shall be complied with.
26. That the list of document required to be scanned and legible scanned image shall be submitted.
27. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.
28. That self-declaration form in respect of installing Composite machine /Bio-mechanize system for processing wet waste generated at developer /builder/ owner as per circular No. CHE/0024/GEN dt. 02.04.2016


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**( Rupesh M. Totewar )**  
**Executive Engineer B.P. Cell(W.S)**  
**Greater Mumbai/ MHADA**

**Copy to :-**

- 1) Dy.Ch. Eng. (BP Cell/GM/MHADA)
- 2) Chief ICT Officer/A for info & Upload on Mhada website.
- 3) Resident Ex. Engineer/Mumbai Board.
- 4) Architect /Layout Cell (SPA MHADA)
- 5) Ex. Engineer (Bandra Div.) M.B.
- 6) Asst. Commissioner H/E Ward (MCGM)
- 7) A.A. & C. H/E Ward (MCGM)
- 8) A.E.W.W. H/E Ward (MCGM)
- 9) Dy. Municipal Architect MCGM

For information please.

  
**( Rupesh M. Totewar )**  
**Executive Engineer B.P. Cell(W.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 as per MHADA circular vide no. ET-321, dated 25/10/2023, all precautionary measures shall be taken to control the environment pollution during the building contraction activities.
- 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 of 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/Deputy 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 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 overhead 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 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.
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. Louvers 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.



( Rupesh M. Totewar)  
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ICT/A