



**Building Permission Cell, Greater Mumbai/ MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government Regulation No.TPB4315/167/CR-51/UD-11 dt.23 May,2018)

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 2250  
Date: 08.07.24

**AMENDED PLAN**

No.MH/EE/(B.P.)/GM/MHADA-113/1380/2024

Date- 27 JUN 2024

To,  
The Executive Engineer,  
Bandra Division,  
Maharashtra Housing & Area Development Board,  
Kala Nagar, Badra (East), Mumbai-400 051.

का. अ. / इपक (बु क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1571	05 JUL 2024

**Sub:** - Amended Plan approval for proposed Residential Building (M. I. G.) on Plot no. R-8, at C.T.S. no. 155/1A-1 of Village Oshiwara, MHADA layout, Opp. Link Road, Jogeshwari (West), Mumbai.

**Ref:** - 1) Application of E.E. Bandra Division for Amended plans approval letter dated 25/06/2024.

2) MCGM File no. CHE/429/BP(Spl.Cell)/AKW/337.

3) Concession approved by Hoble V. P. & CEO MHADA  
Vide no. ET-548 dated 30/12/2020.

4) Zero FSI IOA issued u/no. MH/EE/B.P. Cell/GM/MHADA-113/1380/2024 dated 03.01.2024.

5) Zero FSI Plinth C.C. issued u/no. MH/EE/B.P. Cell/GM/MHADA-113/1380/2024 dated 15.01.2024.

6) Revise Concession approved by Hoble V. P. & CEO MHADA  
Vide no. ET-54 dated 07/02/2024.

Sir,

With reference to the above, I have to inform you that the plans submitted by you for the construction of above subject mentioned building is approved, subject to compliance of the following conditions:

**A) BEFORE COMMENCEMENT OF WORK:**

1. That all the conditions of IOA under number MH/EE/BP Cell/GM/MHADA-113/380/2024 dtd. 03.01.2024 shall be complied with.
2. That the revised R.C.C. design and calculation shall be submitted.
3. That all payments shall be paid before C.C.

4. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
5. That the revised NOC from H.E. shall be submitted before C.C.
6. That the extra water & sewerage charges shall be paid A.E.W.W. K/west Ward before C.C.
7. That the revalidated janata insurance policy shall be submitted before C.C.
8. That the latest paid assessment bill and receipt shall be submitted before C.C.
9. That the requisite SWM NOC and B.G. as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
10. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
11. Water work certificate of 270-A as per MMC act 1888 shall be submitted before issue of Occupation Certificate.
12. That the provision for electric charging point for electric vehicle shall be made.
13. 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 construction activities.
14. That the Solar Power generated system shall be provided before asking Occupation Certificate.
15. That the Carriage Entrance over SWD drain shall be provided and charges if any for the same shall be paid to MCGM.

**B) BEFORE WORK BEYOND PLINTH OF BUILDING:**

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.

**C) BEFORE OCCUPATION TO BUILDING: -**

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. City Div. 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. (K/W'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 over head 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 provision of Rain water harvesting as per design prepared by approved

consultant in the field shall be made to the satisfaction of concerned authority.

18. 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.

19. That the No Objection Certificate from Hydraulic Engineer u/s 270-A of MMC Act shall be submitted.

One set of plans duly signed and stamped is hereby returned in token of approval.

Yours faithfully,

--Sd--

(Rupesh M. Totewar)

**Executive Eng./B.P. Cell (W.S.)  
Greater Mumbai/MHADA**

Copy to:-

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for info & Upload on MHADA website.
- 4) Ex. Engineer (Bandra Division)
- 5) Architect Layout Cell/MB
- 6) Asst. Commissioner 'K/W' Ward (MCGM)
- 7) A.A. & C. 'K/W' Ward (MCGM)
- 8) A.E.W.W. 'K/W' Ward (MCGM)
- 9) L. S. Shri. Yogesh Soma Kanagal of M/s. Kvin Designer & Consultant.



(Rupesh M. Totewar)

**Executive Eng./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 the all-precautionary measures shall be taken to control Environmental pollution during the building construction activities as per Circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Government of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 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 spa ces & 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. 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.
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.



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

