



## 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.)

### LOA (Letter Of Approval)



No.MH/EE/(B.P.)/GM/MHADA-106/1529/2024.

DATE- 12 MAR 2024

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 1084  
Date: 13-03-2024

का. अ. / इपक (बु क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	
ET-605	13 MAR 2024

To,  
Executive Engineer. MSIB/W  
Mumbai Slum Improvement Board,  
MHADA Bandra (East)

**Sub:** Proposed construction of Temporary Structure of Aadhar Kendra, yogalaya & Welfare centre on plot bearing CTS No 183(pt) of village Ambivali, Azad Nagar Andheri (West) Mumbai

**Ref :** 1) Letter From L.S Jitendra Dewoolkar of M/S Ellora ProjectConsultants Pvt.Ltd .vide letter dated 19.01.2024  
2) EE/W/MSIB/ letter no Et No 3838/2023 dated 24.08.2023  
3) Hon. VP&CEO/A's MHADA approval Concession U/no 86 dt.05.03.2024

Dear Applicant,

With reference to the above, I have to inform you that, the plans submitted for LOA (letter of approval) by you for the above subject mentioned proposal are approved, subject to compliance of the following conditions:

1. 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.
2. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be Submitted.

3. Janata Insurance Policy shall be Submitted.
4. Requisitions of clause 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.
5. 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.
6. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
7. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
8. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
9. That the quarterly progress report of the work will be submitted by the Architect.
10. That the Existing structure shall be demolished if any before starting of work.
11. That the anti-termite treatment shall be provided at site during the execution of work.
12. That the compound shall be constructed on all sides before starting of the work as per Regulation No.37(24) of DCPR-2034.
13. That the necessary remarks for parking layout and maneuvering of vehicle point of view shall be obtained from Ex. Eng. (T&C) ES/ parking Consultant and conditions stated therein shall be complied with.
14. That the N.O.C from Electric Power Supply Company for making available the electric supply shall be submitted before Occupation Certificate/completion certificate.
15. That the work will be strictly as per approved plan and in conformity with the D.C.P. Regulations in force.
16. That the NOC from SWM department (MCGM) Shall be obtained

17. That the final CFO NOC/CFO Completion shall be submitted before asking for Occupation Certificate/completion certificate.
18. That the surrounding open space, parking space shall be properly consolidated, paved with concrete, asphalt, sloped and drained.
19. That the carriage entrance across road side drain shall be provide.
20. That some of the drains shall be laid internally with C.I. Pipes, if any.
21. That the Vermiculture Bin for the disposal of wet waste as per the design and specification of organization of Company's specialized in this field as per the list sanctioned by Solid Waste Management of M.C.G.M. shall be provided.
22. That the Building Completion Certificate from L.S shall be submitted.
23. That the structural stability certificate from the Registered Engineer for completed works shall be submitted along with final RCC Structural drawing to this office before asking for Occupation Permission / B.C.C.
24. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
25. That the drainage completion certificate shall be submitted through License Plumber & got accepted.
26. That final N.O.C. from concerned authorities / empanelled consultants for :-
  - a) S.W.D c) Tree authority, be submitted before Occupation Certificate/ Completion Certificate.
27. That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be level & developed before requesting to grant permission to occupy the building.
28. That the dust bin shall be provided before asking occupation certificate/ Completion Certificate.
29. That 3.00 mt. wide paved pathway upto staircase shall be provided.
30. Temporary Structural construction is No RCC Work (load bearing) shall be submitted undertaking asking occupation certificate/ Completion Certificate.

31. That the final completion plans shall be submitted for Completion of work on site before asking occupation certificate/ Completion Certificate.
32. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
33. That the, after Occupation Certificate/Completion certificate, hand over the police reservation building to appropriate Authority.
34. That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued U/no CAP-2023/CR-170/TC dated 27.10. 2023.Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

VP & CEO/MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--

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

**Copy submitted for information please.**

- Copy with plan to ;**
- 1) Chief Officer/Mumbai Board.
  - 2) Asst. Commissioner 'K/W' Ward(MCGM)
  - 3) Deputy Chief Engineer/BP Cell/A
  - 4) Architect / Layout Cell (SPA MHADA)
  - 5)Ex.Eng./ Bandra Division/ Mumbai Board.
  - ✓ 6) Chief ICT officers/MHADA for information & Upload on MHADA Website
  - 7) A.A. & C. 'K/W' Ward (MCGM)
  - 8) A.E.W.W. 'K/W' Ward (MCGM)
  - 9) L.S Ellora Project Consultants PVT.LTD.

  
**(Rupesh M Totewar)**  
**Executive Engineer (W.S.)**  
**B.P.Cell/GM/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 Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued U/no CAP-2023/CR-170/TC dated 27.10.2023.Necessary compliance 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 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 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 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. It is to be understood that the foundations must be excavated down to hard soil.
15. 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.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.

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

