



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 25/2054/2025/IOA/1/New

Date : 08 July, 2025

To

Sanjay V. Ramnani

1002 Saraswati Building, 10th floor,
15th Road, Khar (West), Mumbai –
400052.

Sub : proposed Redevelopment of Cinema Theatre on Plot bearing CTS No.28(Part), S.No. 14(Part), Village Chembur, of Brihanmumbai Sahakari Cinema Theatre Ltd., Tilak Nagar, Chembur, Mumbai.

Ref : 1. Application of architect dated 04 July, 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 -25/2054/2025/IOA/1/New dtd. 03 December, 2024 and delivered to MHADA on 03 December, 2024, and the plans, Sections Specifications and Description and further particulars and details of your buildings at proposed Redevelopment of Cinema Theatre on Plot bearing CTS No.28(Part), S.No.14(Part), Village Chembur, of Brihanmumbai Sahakari Cinema Theatre Ltd., Tilak Nagar, Chembur, Mumbai.. furnished to this office under your letter, 03 December, 2024 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 U/s-44/69(1) of MRTP Act shall be obtained.
- 2 That the all-requisite payment fees, deposits, premium shall be paid
- 3 That structural Engineer & Site Supervisor shall be appointed and supervision memo of as per Annexure -5 & 7 of DCPR -2034 shall be submitted by him.
- 4 That 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.
- 5 That the Janata Insurance Policy shall be submitted.
- 6 That the specific NOC as per Hon'ble supreme court of India (S.L.P. Civil No. D23708/2017) order in dumping ground court case dtd. 15.03.2018 shall be obtained from concerned department / S.W.M. Department shall be submitted.
- 7 That the Bore well shall be constructed in consultation with H.E./MCGM.
- 8 That the BG shall be submitted.
- 9 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.
- 10 That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
- 11 The safety measure shall be taken on site as per relevant provision of I.S. code and safety regulation.

- 12 Architect/L.S., Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
- 13 Remarks/NOC from Tree Authority shall be submitted.
- 14 That the Guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.
- 15 That the all-precautionary measure shall be taken Environment pollution during the building construction activities as per circular issued by MHADA under no.ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR170/TC--2 dated 27.10.2023 Necessary Compliances shall be submitted before asking every approval and required by planning Cell/GM/MHADA.
- 16 That the compound wall shall be construct as per demarcation issued by Executive Engineer (Kurla Division)/M.B. before C.C.
- 17 That the 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.
- 18 That the existing structure shall be demolish as per due process of law.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
- 2 That all requisites payment fees, deposits, premium shall be paid.
- 3 That C.C. shall get endorsed.
- 4 That the up-to-date paid receipts of A. A. & C. M/West ward shall be submitted
- 5 That the Extra water and sewerage charges shall be paid to BMC & receipt shall be submitted.
- 6 That the Valid Janta Insurance policy shall be submitted.
- 7 That the quarterly progress report shall be submitted by Architect.
- 8 That the Civil Aviation NOC from Airport Authority of India shall be submitted.
- 9 That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
- 10 The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
- 11 Architect /L.S., Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
- 12 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall be submitted & Plinth shall be got checked by this office staff.
- 13 That the PCO, SWD, SWM, H.E. NOC shall be submitted.
- 14 That the Tree Remarks /NOC shall be submitted.
- 15 That the N.O.C. from local electric supply co. shall be submitted.
- 16 That the Material testing report for construction materials used at site shall be taken as per required frequency.
- 17 That the yearly progress report of the work will be submitted by the Architect.
- 18 That the shall submit the carriage entrance remark from BMC.
- 19 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) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) A.A. & C (M/W ward)
- 20 That the M&E consultant's remarks for ventilation to AVS & toilet shall be submitted
- 21 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid.
- 22 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted.
- 23 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 24 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.

- 25 That all the conditions stipulated in MHADA NOC letter bearing no. No.CO/MB/REE/NOC/F-905/592/2016, dtd.07.04.2016. and MHADA offer letter bearing no. CO/MB/REE/NOC/F-905/2221/2023, dtd.21.08.2023 shall be complied with.

D: 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 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.
- 3 That the dust bin will be provided.
- 4 That 3.00 mt. wide paved pathway upto staircase will be provided.
- 5 That the open spaces as per approval, parking spaces and terrace will be kept open.
- 6 That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
- 7 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
- 8 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.
- 9 That final N.O.C. from concerned authorities / empaneled consultants for: - a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA /BMC if any, g) Assessment NOC h) Drainage shall be submitted before occupation.
- 10 That Structural Engineer's final Stability Certificate along with up-to-date License copy and R.C.C. design canvas plan shall be submitted.
- 11 That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
- 12 That final completion plans for Completion of work on site shall be submitted.
- 13 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
- 14 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.
- 15 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.
- 16 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 BMC shall be provided to the satisfaction of Municipal Commissioner.
- 17 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 BMC. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
- 18 That the 270-A certificate shall be submitted.
- 19 That you shall submit the completion certificate from Traffic Dept./Consultants.
- 20 That the canvas mounted plans shall be submitted alongwith notice of completion of work u/sec. 353 A of MMC - Act 1888 for work completed on site.
- 21 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed. (if applicable)
- 22 That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 23 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.
- 24 That some of the drains shall be laid internally with C.I. Pipes.
- 25 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.

- 26 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.
- 27 That the smoke test certificate shall be submitted.
- 28 That the smoke test certificate shall be submitted
- 29 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.
- 30 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
- 31 That the final N.O.C. from A.A. & C. (M/W ward) shall be submitted.
- 32 That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.

✓
Digitally signed by Prashant Damodar Dhattrak
Date: 08 Jul 2025 15:50:47
Organization: MHADA
Designation: Executive Engr

**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.**

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 Tilak nagar (MCGM)
- 7) A.A. & C. M West Ward (MCGM)
- 8) A.E.W.W. M West Ward (MCGM)
- 9) The Secretary/Chairman
- 10) KARAN MANOJ DAISARIA

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/-

08 July, 2025

Prashant Dhatrak
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

