



## 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) FOR ZERO FSI

ITC Cell,

M. H. & A. D. Authority

Inward No.: 3893

No.MH/EE/BP Cell/GM/MHADA-8/ 1623 /2024

Date : 10 OCT 2024

To, Date: 15-10-24

M/s Adityaraj Buildcon (M/s. Adityaraj Group)

C.A. to Tagore Nagar Tapovan CHS. Ltd.

101/102, 1<sup>st</sup> floor, Bldg.no-03, Tagore Nagar

Poornima CHS Ltd., Vikhroli(E), Mumbai-400 083.

का. अ. / इपक (बु. क्षे.) परि. नगर / प्रा.	
जाचक प्रा.	दिनांक
ET-1797	15 OCT 2024

**Sub:-** Proposed Redevelopment of existing Building Nos.19 Known as "Tagore Nagar Tapovan CHS Ltd." on plot bearing CTS No. 352(Pt.) of Village Hariyali, Tagore Nagar, Vikhroli East Mumbai – 400083.

**Ref.:** 1) MHADA Offer from Mumbai Board u/no.CO/MB/REE/NOC/  
F-1656/2170/2024 Date -20/09/2024.

2) Consent for Zero FSI & CC/no.CO/MB/REE/NOC/F-1656/2301/2024-dated  
04/10/2024.

3) Application of Architect for zero FSI IOA dated-04/10/2024

4) Dy. Ch. Eng. (BP) Cell approval u/no-ET-278 dt.09/10/2024.

Dear Applicant,

With reference to your Notice u/s 44(1)(ii) of MRTP Act 1966 submitted with letter on 24/09/2024 with plan, Sections Specifications and Description and further particulars and details of your Proposed Redevelopment of "Building No.19 Known as "Tagore Nagar Tapovan CHS Ltd." On Plot bearing CTS No.352(Pt.) of Village Hariyali, Tagore Nagar, Vikhroli (East), Mumbai – 400083.", furnished to me under Architect letter, dated 24/09/2024. I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 45(1)(ii) of

M RTP 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 MR TP Act shall be obtained.
2. 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.
3. 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.
4. Janata Insurance Policy shall be submitted.
5. 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.
6. NOC from SWM shall be submitted.
7. Bank Guarantee Shall be submitted before asking C.C.
8. Bore well shall be constructed in consultation with H.E./MCGM.
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. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
11. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
12. That the existing structure/building to be demolished before asking C.C.
13. 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.
14. That the Tree NOC/Consultant Remarks shall be submitted.

**Note:-** 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.

VP & CEO/MHADA has appointed Shri. Prashant D. Dhatrak Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of MRTP Act.

This IOA for zero FSI is valid for 1 year i.e. upto 09 OCT 2025

--Sd--

**( Prashant D. Dhatrak )**  
**Executive Engineer / B.P. Cell (E.S)**  
**Greater Mumbai / MHADA**

Copy to :- 1) Chief officer/Mumbai Board

2) Dy Ch. Eng.(B.P.)Cell/MHADA

✓ 3) Chief ICT officer/MHADA for information & uploaded to MHADA website.


Copy with plan to: 4) Executive Engineer Kurla Division.

5) Architect Layout Cell/MB

6) A.A. & C. S-Ward (MCGM)

7) A.E.W.W. S-Ward (MCGM)

8) Architect Shri. Ankit M. Makani.

  
**( Prashant D. Dhatrak )**  
**Executive Engineer / B.P. Cell (E.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.

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.

  
( Prashant D. Dhatrak )  
Executive Engineer / B.P. Cell (E.S)  
Greater Mumbai / MHADA