



**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)**

A ECPD  
ITC Cell, E2908617  
M. H. & A. D. Authority  
Inward No.: 3380  
Date: 24.09.24

No-MH/EE/BP Cell/GM/MHADA-78/1618/2024  
Date- 23 SEP 2024

To,  
Executive Engineer, Borivali Division  
Mumbai Housing and Area Development Board  
Griha Nirman Bhavan, Bandra  
Mumbai 400 051.

का. अ. / इपक (बू क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जाचक सं.	दिनांक
ET-2167	24 SEP 2024

**Subject :-**Proposed Building on plot bearing HIG plot no.1, CTS no. 471-A(Pt),S.No. 157(Pt), Village Kandivali, Opp. Krishna Building, Bhabarekar Nagar (Nilkanth Nagar), Kandivali (West), Kandivali (West), Mumbai 400067.

**Owner :-** MHADA

**Reference :-**Application letter from Architect Shri Chandrakant Gorule of M/s Vision Arch Dated 05.08.2024

Sir,

This is to inform you that the plans for the above mentioned work submitted by you are hereby approved subject to the compliance of following conditions:

1. That the letter from MHADA appointing registered structural engineer shall be submitted and the structural designs and calculations considering seismic forces for proposed work shall be submitted through him along with the supervision memo before starting the work.
2. That the compound wall shall be constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C.P.R. No.37(24) before starting the work.
3. That the date of commencement of the work shall be intimated before starting the work and also intimation shall be sent to this office for checking the open spaces & building dimensions as soon as the plinth work is completed.

4. That the regular/ sanctioned/ proposed road lines shall be got demarcated at site through the concerned authorities before starting the work.
5. That the Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's compensation Act, 1923 shall be taken out before starting the work and shall be renewed during the construction of work.
6. That the surface drainage and storm water drain arrangement shall be made in consultation with the Executive Engineer (Storm Water Drain) W.S. remarks shall be obtained before start of work and work shall be executed accordingly.
7. That the sanitary arrangement shall be carried out as per Municipal specifications and drainage layout shall be submitted before start of work.
8. That the N.O.C. from A.E. (Env.) R/ South Ward for debris management shall be obtained.
9. That the debris removal deposit of Rs. 45,000/- or Rs.22/- per sq. mt. of the built up area, whichever is less shall be paid before start of work.
10. The construction debris generated from this particular site, shall be transported & deposited in specific site.
11. That the remarks from consultant /E.E. (T & C) W.S. for parking layout shall be submitted before start of work.
12. That the monthly progress report of the building work shall be submitted.
13. That the permission for construction temporary structures of any nature shall be obtained before commencement building.
14. That the soil investigation shall be done and report thereof shall be submitted with structural design.
15. That the building shall 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 shall be insisted.

16. That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall be also governed as per the applicable I.S. Codes.
17. That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
18. That the R.C.C. framed structures, the external walls shall be more than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/5591 of 15.4.1974.
19. That the requirements of N.O.C. of (i) Electricity supply company, [ii] Tree Authority (S.G .) [iii] P.C.O., [iv] A.A. & C.(R/S), [v] S.W.D., [vi] M.G.L, [vii] H.E. shall be obtained and the requisitions if any shall be complied with before occupation certificate / B.C.C.
20. That no dues pending from A.E.W.W. 'R/S' Ward office and copy of receipt shall be submitted before starting the work.
21. That the work shall be carried out under supervision and guidance of registered site supervisor and his name qualification shall be intimated to this office before starting the work.
22. That the requirements of bye-laws 4-C shall be complied with before starting the drainage work and the drainage work shall be carried out as per requirements of Executive Engineer (Sewerage Project)
23. That the certificate under Sec.270-A of the B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply.
24. That the plinth stability certificate from R.C.C. consultant shall be submitted.
25. That the plinth shall be checked after completing plinth work by this office staff and then the work above plinth shall be started.
26. That the provision will be made for making available water for flushing and other non-potable purposes through a system of bore wells and pumping that water through a separate overhead tank which will be connected to the drainage

system and will not have any chances of mixing with the normal water supply of the Corporation.

27. That the owner/contractor shall display a board at site before starting the work giving the details such as name of the owner, architect and structural engineer, approval no. of building proposal, area of the plot, permissible built up area, built up area approved, number of floors etc.
28. That the name of the building location, C.T.S. nos. and street etc. shall be exhibited or displayed at site.
29. That the contractor shall give registered undertaking for registration of construction workers under Building & other construction workers (regulation of employment and conditions of service) Act 1996.
30. That the comprehensive Regd. Undertaking and Indemnity Bond as per EODB shall be submitted before starting the work.
31. That the requisite premium as intimated shall be paid before starting the work.
32. That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
33. That the debris shall be removed before submitting the building completion certificate.
34. That the leveling of plot shall be made before start of work.
35. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be submitted.
36. That the authorized private pest control agency to give anti-larval treatment on construction site shall be appointed and conditions of circular u/No. AMC /WS/H/9346/ 29.3.2010 shall be complied with.
37. That the adequate safeguards should be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.

38. That the precautionary measures to avoid dust nuisance such as erection of G.I. Sheet screens at plot boundaries up to reasonable heights shall be provided.
39. That the work shall be carried out between 6.00a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.
40. That the low lying plot to be filled.
41. That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will not be affected.
42. That some of drains shall be laid internally with C.I. pipes.
43. That the surface drainage arrangement shall be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
44. That the 3.00mt. wide paved pathway upto staircase shall be provided.
45. That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon; and shall be leveled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
46. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
47. That the floor No. shall be marked and painted on front wall of the staircase.
48. That the passage and lobbies shall be properly lighted and ventilated.
49. That three sets of plans mounted on canvas shall be submitted at the time of intimating the date of completion and completion certificate shall be got accepted from this office.
50. That the parking spaces shall be provided as per DCPR 2034.
51. That B.C.C. shall be obtained and debris deposit etc. shall be claimed for refund within a period of six years from the date of occupation.
52. That every part of the building constructed and more particularly overhead water tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
53. That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall be provided.

54. That the regulation No.49 of D.C.P.R. 2034 shall be complied with.
55. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall be provided to the satisfaction of Municipal Commissioner.
56. That the Drainage Completion Certificate shall be submitted.
57. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
58. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
59. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
60. 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.
61. That the smoke test certificate shall be submitted.
62. That the water proofing certificate shall be submitted.
63. That the final N.O.C. from A.A. & C. [P/North Ward] shall be submitted.
64. 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.
65. 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 sale agreement to that effect shall be incorporated by Mumbai Board .
66. That the design and specification for mechanized parking system shall be obtain from the Consultant/Manufacturer shall be submitted.

67. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
68. That all referred work shall be checked by your office.
69. That the certificate under 270-A of the B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply
- One set of plan is returned herewith as a token of approval to building plans.

Note : That the work shall be started on compliances of conditions at Sr. No. 1 to 11, 15 to 18, 20 to 22, 26, 29 to 31,34

**Yours Faithfully,**

**--Sd--**

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

Copy submitted for information please.

- 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
- Copy with plan to :
- 4) Architect Layout Cell (SPA MHADA) for information & necessary action please
  - 5) Asst. Commissioner (R/South ward)
  - 6) A.E. Water work (R/South ward)
  - 7) A.A. & C. (R/ South ward)
  - 8 Architect–Shri. Chandrakant B. Gorule of M/s Vision Arch



**(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 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 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.
22. All Precautionary safety measures shall be done on construction site while executing the work with prior consolation of appointed structural Engineer & Geo Technical Engineer. Special precaution shall be taken during Excavation & thereafter.
23. The work of proposed demolition & reconstruction of the new building will be under taken by the society entirely at the risk and cost of the society and MHADA/MHABD will not be held responsible for any kind of damages or losses.
24. That society will undertake & entrust responsibility of planning, designing approval from EE, BP cell, Greater Mumbai/MHADA & day to day supervision of proposed demolition & reconstruction/ development of the new building by the licensed Architect registered with the council of Architecture and Licensed Structural Engineer.



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

