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 APROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-64/500/2024/IOA/1/Amend Date : 02 November, 2026

To

Mr. Mahesh M.Talkad

3/B wing, Jayashree Appt., Chiku Wadi, Padma Nagar, Shimpoli Road, Boriwali-West, Mumbai400092

Sub : proposed row house on plot no 53 RSC14 at MHADA Layout Malwani Malad West MUMBAI 400095

Ref : 1. Application of architect dated 22 October, 2026

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 -64/500/2024/IOA/1/Amend dtd. 22 October, 2026 and delivered to MHADA on 22 October, 2026, and the plans, Sections Specifications and Description and further particulars and details of your buildings at proposed row house on plot no 53 RSC14 at MHADA Layout Malwani Malad West MUMBAI 400095. furnished to this office under your letter, 22 October, 2026 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:-

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.
2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks shall be submitted for : a) S.W.D., b) Roads, c) Water Works, d) Tree authority, e) Hydraulic Engineer, f) PCO
4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the registered undertaking from Arch./L.S and Developer shall be submitted and adhered to stating "I shall be held responsible for non-compliance of any stop work notice issued due to failure to implement Air Pollution Mitigation Measures and shall be liable for any action including suspension of License, revocation of development permission as per Reg. 12 of DCPR 2034, and that unauthorized work carried out after issuance of stop work notice will be liable for penalty at 100% of premium rates irrespective of anyconcession in regulation which the development is proposed.
7. That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1 That the low lying plot will be filled up to a reduced level of at least27.55 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

2 That the dust bin will be provided.

3 That 3.00 mt. wide paved pathway upto staircase will be provided.

4 That the open spaces as per approval, parking spaces and terrace will be kept open.

5 That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.

6 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

7 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.

8 That final N.O.C. from concerned authorities / empaneled consultants for :- a) S.W.D., b) CFO /Fire Fighting Provisions, c) Tree authority, d) Assessment shall be submitted before occupation.

9 That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.

10 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 shallnot be affected if applicable.

11 That final completion plans for Completion of work on site shall be submitted.

12 That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.

Digitally signed by Rupesh Muralidhar Totewar
Date: 02 Nov 2026 16:04:45
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 Goregaon Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner Dadasaheb Gaikwad Nagar, Malvani Malad(w) (MCGM)
7) A.A. & C. P North Ward (MCGM)
8) A.E.W.W. P North Ward (MCGM)
9) The Secretary/Chairman
10) SANTOSH SHRIDHAR PENDSE

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.
8. That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site.
9. That the air pollution mitigation covering all 28 points shall be complied at site and compliance report of same shall be submitted to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA in first week of every month.

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 proceeds 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 rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be 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/-

02 November, 2026

Rupesh M. Totewar

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