



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 May2018.)

“INTIMATION OF APPROVAL (IOA)”

ITC Cell,

M. M. & A. D. Authority

Inward No.: 2712

Date: 08-08-24

No. MH/EE/ (B.P)/GM/MHADA-34/1547/2024

Date: 25 JUL 2024

To,

M/s. Prestige Falcon Mumbai Realty Pvt. Ltd.

Unit No. 1005, 10th floor,

Godrej BKC, C-68, G- Block,

BKC, Bandra (East),

Mumbai-400051.

का. अ. / इपक (बृ. क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1847	08 AUG 2024

Sub: Proposed joint redevelopment of existing building No.07 to 18, known as Worli Shivshahi Co. Op. Hsg. Soc. Ltd., amalgamated with Building no.05 known as Shivaji Nagar Shivprerana Co.Op. Hsg. Soc. Ltd., Office building no. 01 & 02 and Hutment plot adjoining to the building No. 07 to 18 on MHADA plot bearing C.S. No.998 (pt.) & 999 (pt.) at village Worli, in G/S Ward under Regn. 33(5) of DCPR 2034 with proposed slum rehabilitation scheme on property bearing C.S. No. 1008, 778- 780 (pt) for Shivaji Nagar CHS(Prop.) and Shree Krushna CHS (Prop.) at Village Worli in G/S Ward under Regn. 33(10) of DCPR 2034, situated at Annie Besant Road, Worli Mumbai – 400 030.

Name of the Society: Worli Shivshahi CHSL, Shivaji Nagar Shivprerana CHSL, O.B.-1, O.B.2, Slum Plot, Shivaji Nagar CHS (Prop.) & Shrikrushna CHS (Prop.)

Name of the owner: M/s. Prestige Falcon Mumbai Realty Pvt. Ltd.

Architect: Shri. Vilas Dikhit of M/s. Shilp Associates.

Layout Name: Shivaji Nagar, Worli

Reference: Architect Application for IOA on. 11.07.2024.

Dear Applicant,

With reference to your Notice u/s 44(1) ii of MRTP Act 1966 submitted with letter on 20/03/2023 with plan, Sections Specifications and Description and further particulars and details of your building known as Worli Shivshahi CHSL, Shivaji

1/17

Nagar Shivprerana CHSL, O.B.-1, O.B.-2 & slum plot bearing C.S. No. 998(pt) & 999(pt) under scheme 33(5) of DCPR 2034 and ShivajiNagar CHS (Prop) & Shrikrushna CHS bearing C.S.No. 1008 & 778-780 (pt), of Worli Division, in G/S Ward, situated at Dr. Annie Besant Road, Worli, Mumbai-400030, furnished to me under Architect letter, dated 11/7/2024. 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 MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

A. i) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.: -

1. That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
2. That the following consultant shall be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall be submitted before C.C. a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water, SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist.
3. That this IOA shall not be used as an instrument for evacuating the existing the occupants without following due process of law.
4. That the Notice in the form of Appendix B of DCPR-2034 (Work Start Notice) shall be submitted
5. That the requisitions of Reg. 49 and 50 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. That the Board shall be displayed showing details of proposed work, Name of owner, developer, architect, RCC consultant etc.
7. That the Janata Insurance Policy shall be submitted.
8. That the development charges as per MRTP Act 1966 (Amendment from time to time) shall be paid before C.C.
9. The work of demolition of existing structure shall be carried out under strict supervision of Architect and RCC consultant.
10. That the NOC from collector (MSD) for excavation for foundation shall be obtained.
11. That the NOC from Tree Authority shall be submitted. That in case of no cutting of trees, Self-certification by Consultant shall be submitted.

12. Existing structure proposed to be demolished shall be demolished.
13. That the self-declaration in respect of installing composting pit/ composite machine/ biometanise system, for processing wet waste generated at project site shall be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016..
14. 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.
15. The construction debris generated from this particular site, shall be transported & deposited in specific site.
16. That the SWM NOC shall be submitted before start of demolition of existing building.
17. That the construction site & landfill site shall be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall be uploaded, any breach in respect of the same will entail the cancellation of the building permission or the IOA & the work will be liable to be stopped immediately.
18. That the construction is being permitted with a condition that the debris shall be deposited on pre-identified site with due consent / NOC of the land Owner.
19. That the probable quantity of C&D Waste should be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.
20. That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & show cause notice shall be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
21. That any officer of MHADA/ Monitoring Committee shall be entitled to inspect the record of grant of IOA, visit & inspect landfill sites, as well as, MHADA Officers/ Monitoring Committee shall be entitled to bring to the notice of MHADA any breach in the IOA conditions. The order passed by MHADA on the reported breaches shall be final & binding.

22. That the specific NOC as per Hon'ble Supreme Court of India(SLP Civil no.D-23708/2017) order in dumping ground case dated 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee.
23. That the Comprehensive RUT and Indemnity bond as per EODB shall be submitted.
24. That the bore well shall be constructed in consultation with H.E.
25. That the Remarks, design, planning etc. from the respective consultant shall be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details including provision of seismic/wind load & calculations for the prop. Building and any other consultants if any required.
26. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be submitted before C.C. & completion to the same shall submitted before O.C.C.
27. That the precautionary measures to avoid dust nuisance such as erection of G.I. Sheet screens at plot boundaries up to reasonable height shall be provided before demolition of existing structures at site.
28. That the no dues pending certificate from AE (WW) G/S and extra water and sewerage charges shall be paid.
29. That the NOC from A.A & C (G/S) and HE NOC shall be submitted.
30. That the PCO charges shall be paid to insecticide Officer before requesting for CC for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. and provision shall be made as and when required by Insecticide officer for Inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall be complied with.
31. That the safety precaution as per Reg. 12(5) shall be taken till the completion of the work.
32. That the Indemnity Bond for compliance of I.O.A. conditions shall be submitted.
33. That the compound wall shall be constructed on all sides of the plot as per approved MHADA Layout dated-23.10.2015.
34. That the NOC from power Supply Company shall be submitted/Substation as per requirement shall be provided.
35. That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath & not to complaint in future shall be submitted.
36. That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.
37. The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted.

38. That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
39. That the Naval / COD NOC shall be submitted if applicable.
40. That the MOEF NOC shall be submitted. If construction area of subjected building is more than 20000 m2.
41. That the road status / RL shall be submitted.
42. 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.
43. That the Compound wall is to 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 your holding before starting the work as per D.C. Reg. no. 37(24) (1).
44. That the specification for layout / DP Road/ or access roads/ development of setback land shall be obtained from EE Road Construction (City) G/S before starting the construction work and the access and setback land will be developed accordingly including providing street lights and SWD the completion certificate shall be obtained from EE(G/S)/EE(SWD) of WSZ-G/S/EE(T&C) before submitting O.C.C.
45. 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.
46. That the regular / sanctioned / proposed lines and reservation shall be got demarcated at site through A.E.(Survey)/ EE(T&C) /E.E.D.P/DILR before applying for C.C.
47. That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will be obtained from Ward Officer that the ownership of the setback land will be transferred in the name of M.C.G.M before C.C.
48. That the Indemnity Bond indemnifying the MHADA for damages risks accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. / starting the work.
49. That all the conditions stipulated in MHADA offer letter bearing no. CO/MB/REE/NOC/F-397/3085/2023dtd. 05.12.2023 &CO/MB/REE/NOC/F-397/152/2024dtd. 17.01.2024 shall be complied with.
50. That the condition stipulated in the layout approval letter shall be complied with.
51. That the conditions specified and stipulated in the lease agreement shall be adhered to and complied with.

52. That the regd. u/t. from the developer to the effect that meter cabin, stilt Portion, society office, servants toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.
53. That the CTS plan and P.R. Card area written in words through SLR shall be submitted before C.C.
54. That the building will be designed complying requirements of all the relevant I.S. Code including I.S. Code 1893 for earthquake design, the certificate to that effect shall be submitted from structural Engineer.
55. That the NOC from Tree authority shall be submitted and requirements therein shall be complied with before requesting for C.C.
56. That the bore well shall be constructed in consultation with H.E. before requesting for C.C.
57. CRZ NOC shall be submitted.
58. Approved for relocation of RG / OS shall be submitted & conditions mentioned therein shall be complied.

ii) TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C. for 33(10) schemes: -

- 1) That you shall bear the cost of carrying out infrastructure works right up to the plot and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
- 2) As per circular No. 138, that the rehab/composite buildings shall be constructed as per specifications of relevant IS codes, NBC in force & the Specifications for Quality Control Measures of SRA Rehab Buildings prescribed by SRA from time to time.
- 3) That you shall rehouse the eligible slum dwellers as per the list certified by the Competent Authority (i.e. Additional Collector (Enc. & Rem.) City /E.S. /W.S. /MHADA /MCGM) and subsequently held eligible slum dwellers by the appellate authority by providing them permanent alternate accommodation as per the provisions of modified DCR 33(10), free of cost and constructing the same as per building specifications/norms/building byelaws.
- 4) That the Developer shall incorporate the clause in the registered agreement executed with eligible slum dwellers if any and project affected persons if any that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession/date of allotment, without the prior permission of the CEO (MHADA).
- 5) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given, complying all formalities and existing amenities shall be maintained in sound

working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.

- 6) That you shall obtain the phased permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phase wise development program and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members of society shall be submitted before requesting C.C. for Rehab bldg. Wing "B" SRA Rehab Building.
- 7) That the developer shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (BP-CELL) MHADA / E.E(BP-CELL) MHADA for implementation / supervision /completion of S.R. Scheme.
- 8) The Project Management Consultant appointed for the scheme shall submit a quarterly progress report to E.E (BP-CELL) MHADA.
- 9) That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. and/or maintenance firm for comprehensive maintenance of the electromechanical systems such as water pumps, lifts, mechanical parking, mechanical ventilation etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab/Composite building.
- 10) Entire maintenance cost shall be borne by the developer and a copy of the registered agreement shall be submitted to E.E(BP-CELL) MHADA for record before applying for Occupation Certificate including part O.C.
- 11) The third-party quality auditor shall be appointed for the scheme with prior approval of Dy.Ch.Eng. (BP-CELL) MHADA/E. E (BP-CELL) MHADA for quality audit of the building work at various stages of the S.R. Scheme.
- 12) That the developer shall install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab/Composite building.
- 13) Entire maintenance cost shall be borne by the developer and a copy of the Registered Agreement shall be submitted to E.E (BP-CELL) MHADA for records before applying for Occupation Certificate including part O.C.
- 14) That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.
- 15) That the above sub clauses shall be applicable as amended from time to time by E.E (BP-CELL) MHADA.
- 16) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutments and all the dues shall be paid & cleared by the developer in consultation with AE (WW) G/S ward.
- 17) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing on the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E. (SP) / Asst. Commissioner of concerned

Ward, as the case may be if the same is required to be demolished for development under SRA.

- 18) That you shall pay Labour Welfare Cess charges of one percent (1 %) of total construction cost as per the Stamp Duty Ready Reckoner rate (excluding land cost) as per Circular No. 130 before requesting plinth C.C.
- 19) That you shall pay development charges as per provisions of 124 E of M.R. & T.P. Act separately for sale built up area as per prevailing Stamp Duty Ready Reckoner rate.
- 20) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding, the height of plinth shall be at least 60 cm. above the high flood level.
- 21) That the low-lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 22) That the internal drainage layout shall be submitted & got approved from concerned Dypt Engineer (BP-CELL) MHADA and the drainage work shall be executed in accordance with the approved drainage layout. The drainage completion Certificate shall be obtained before O.C.C.
- 23) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 24) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 25) That the Registered Undertaking from the Developer shall be submitted for the following
 - i) Not misusing part/pocket terrace.
- ii) Not misusing stilt and entrance lobby/ basement / free of FSI areas.
 - iii) To demolish the excess area if constructed beyond permissible F.S.I.
 - iv) Not create any nuisance to the existing occupiers and Neighborhood.
- 26) That the Structural designs and the quality of materials and workmanship shall be strictly adhered to as per conditions laid down in Regulation 45 of DCPR 2034 amended up to date.
- 27) That you shall submit the Remarks/ NOC as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
	A.A & C 'G/S' Ward	Before Plinth C.C. of Composite Bldg.
2	H.E. from MCGM	Before Plinth C.C.
3	Tree Authority	Before Plinth C.C.
4	Dy. Ch. Eng. (SWD) E.S. / W.S. /City Regarding Internal SWD Regarding Training of Nalla	Before Plinth C.C. Before Plinth C.C.
5	Dy.Ch.Eng.(S.P.) (P & D)	Before Plinth C.C.
6	Dy. Ch. Eng. (Roads) E.S. /W.S. /City	Before Plinth C.C. of affected building in the layout.

28) That all the conditions of the Letter of Intent issued by Hon'ble CEO (SRA) u.no. G-S/STGOVT/0006/20240423/LOI dated 29/04/2024 shall be complied with at appropriate stages.

B. i) BEFORE FURTHER C.C.:-

1. That the plinth/stilt height completion certificate from Architect/ Str. Engineer/Site Supervisor shall be submitted & Plinth shall be checked by this office staff.
2. That the NOC from MHADA shall be submitted.
3. All the requisite payments as intimated by various departments of MCGM/ MHADA shall be paid.
4. That the upto date paid receipts of AA & C " G/S " ward shall be submitted.
5. That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.
6. That the All-Material testing report shall be submitted.
7. That the monthly progress report of the work will be submitted by the Architect.
8. That the NOC for Civil Aviation shall be submitted.
9. That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
10. That the amended 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) 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 (G/S)
11. That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted.
12. That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted.
13. That the CC for 10% of the BUA for which instalment is granted shall be restricted till the payments of all installments are paid.
14. That the HRC approval shall be submitted before asking F.C.C. beyond 120mt height of the Building.

15. That the safety measures shall be taken on site as per the relevant provision of I.S code & safety regulation.
16. That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.

ii) BEFORE FURTHER C.C for 33(10) schemes: -

1. That you shall handover the demarcated buildable/non-buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost & free of encumbrances before requesting CC for last 25% of sale built up area in the scheme as per MCGM/user department specifications and certificate to that effect shall be obtained and submitted.
2. That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.

C. i) GENERAL CONDITIONS BEFORE O.C.: -

1. That the final NOC from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C if applicable.
2. That the low-lying plot will be filled upto a reduced level of at least 31.98MT town Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards roadside.
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 the design of registered structural engineer and carriage entrance fee shall be paid.
7. That terraces, sanitary, blocks, nahanis in kitchen will be made Waterproof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
8. That final N.O.C. from concerned authorities/empaneled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (G/S) Ward (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.
9. That the separate vertical drainpipe, 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 be affected.
10. That Structural Engineer's final Structural Stability Certificate along with up-to-date License copy and R.C.C. design plan shall be submitted.
11. That Site Supervisor certificate for quality of work along with up-to-date License copy and completion of the work shall be submitted in prescribed format.
12. That the dry and wet garbage shall be separated, and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of MCGM the necessary

condition is sale agreement to that effect shall be incorporated by developer/owner.

13. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.
14. That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall be provided to the satisfaction of Municipal Commissioner.
15. That some of the drains shall be laid internally with C.I. Pipes.
16. That every part of the building is 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.
17. That the dustbin shall be provided.
18. 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 MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.
19. That all the payments shall be paid.
20. That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rainwater harvested from the RWH completed scheme on site shall be submitted.
21. That the Drainage Completion Certificate shall be submitted.
22. That the Lift Inspector's completion certificate shall be submitted.
23. That the smoke test certificate shall be submitted.
24. That the water proofing certificate shall be submitted.
25. That the parking spaces shall be provided as per DPCR-2034.
26. That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
27. That the final N.O.C. from A.A. & C. G/S ward shall be submitted.
28. That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.
29. That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.

ii) GENERAL CONDITIONS BEFORE O.C. for 33(10) schemes: -

1. That the possession of the residential tenements shall not be handed over to the eligible hutment dwellers without carrying out the lottery/draw by the

ARS(SRA) and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. has been cleared.

2. Demolition of the Transit Camp shall be carried out before requesting the Occupation Certificate to the last Sale Bldg in the layout.
3. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure – II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted in duplicate before issuance of occupation permission of respective rehab tenements as per the policy circular of SRA in this regards.
4. That you shall display bilingual sign boards on site before requesting Plinth C.C. and painting of SRA Logo before requesting O.C.C. of rehab building.
5. That the defect liability period for rehab/composite building will be 3 years from the date of issuing OCC and any repairs/rectification required during this period shall be done by the developer as per circular no. 108. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period of rehab/composite bldg.
6. That if rehab religious structure is proposed in the layout, then the following conditions shall be complied, if any.
 - a) NOC from Commissioner of Police.
 - b) NOC from Trustee of Religious Structure or society.
7. That you shall pay Rs. 100/- per eligible slum dwellers towards issue of Identity Cards as per circular No. 137 before requesting O.C.C. to Rehab Bldg. / Composite Bldg.
8. That you shall pay Rs. 10/-(Rupees Ten Only) per sq.foot of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per circular No. 138 before requesting of Occupation Certificate of rehab building/ Composite building.
9. That required drains shall be laid internally with C.I. pipes.
10. That the dustbin shall be provided as per requirement of MCGM.
11. That carriage entrance shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
12. That the Architect shall submit the debris removal certificate.
13. That 10'-0" wide paved pathway up to staircase shall be provided.
14. 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 building.
15. That you shall submit the completion certificate from the following concerned Authority.
 1. E.E. (Road Const.) of MCGM
 2. E.E. (SWD) of MCGM
 3. E.E. SP (P&D) of MCGM
 4. CFO.

5. BEST/Reliance Energy / Concerned electric supply co.
6. E.E. (M&E) of MCGM
7. Tree Authority of MCGM
16. That the Rainwater Harvesting system should be installed/ provided as per the direction of U.D.D. Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs. 1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
17. That you shall hand over the PAP from the date of issue of O.C.C. to Rehab/ Composite building.

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


--Sd--
(Rupesh M. Totewar)
Ex.Eng.B.P.Cell (W/S)
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 'G/S' Ward (BMC)
- 6) A.A. & C. 'G/S' Ward (BMC)
- 7) A.E.W.W. 'G/S' Ward (BMC)
- 8) Developer- M/s. Prestige Falcon Mumbai Realty Ltd. POA holder for Worli Shivshahi CHSL, Shivaji Nagar Shivprerana CHSL, Shivaji Nagar CHS(Prop) & Shrikrushna CHS (Prop)
- 9) Architect- M/s. Shilp Associates
- 10) E.E.(SRA) City- G/S


(Rupesh M. Totewar)
Ex.Eng.B.P.Cell (W/S)
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 sites to avoid the excavation of the road an footpath.
10. All the terms and conditions 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 roadside drain without obstructing flow of rainwater 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 overhead 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. The 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 required 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 consultation 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 undertaken 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.
25. That C.C. for Rehab building shall be controlled in a phase wise manner as decided by CEO(MHADA) in proportion with the actual work of rehabilitation component as per Circular No. 195 or policy prescribed by SRA from time to time.
26. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
27. That CEO(MHADA) reserves the right to add or amend or delete some of the above or all the above-mentioned conditions if required, during execution of Slum Rehabilitation Scheme.



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MHADA.

