

## 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. )

**ITC Cell, INTIMATION OF APPROVAL (IOA) FOR ZERO FSI**

**M. M. & A. D. Author**

No.MH/EE/BP Cell/GM/MHADA -29 /1582 /2024

**Inward No.: 2326**

**Dated: 25 JUN 2024**

**To, Date: 11.07.24**

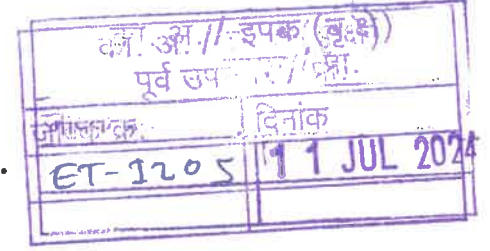
**E-2323442**

**M/s. P. M. Developers.**

**C.A. to Chembur White House CHS Ltd.**

**A/1, Building No. 22, Tilak Dham CHS Ltd.,**

**Tilak Nagar, Chembur, (West), Mumbai-400089.**



**Sub: -** Zero FSI IOA for proposed redevelopment of existing building No. 08, known as Chembur White House CHS Ltd., on plot bearing C.T.S. No. 826/ 29 to 42 (pt.), of Village Chembur (East), Mumbai- 400 071.

**Ref:-** 1. Application letter of L.S. received to this office No. ET-1405 dated 10.06.2024.

2. Draft approval of Dy. chief Engineer/B.P. Cell/MHADA dtd. 21.06.2024

Dear Applicant,

With reference 10.06.2024 and delivered to MHADA on 10.06.2024 and the plans, Sections Specifications and Description and further particulars and details of your building No. 8, known as "Chembur White House CHS Ltd., on plot bearing C.T.S. No. 826/ 29 to 42 (pt.), of Village Chembur (East), Mumbai- 400 071." furnished to this office under your letter, dated 10.06.2024, I have to inform you that, I may approve ZERO FSI IOA 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 compound wall shall be constructed as per demarcation issued by Executive Engineer (Kurla Division)/M.B.
3. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 10(3) (ix) 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 requisite payment shall be paid.
6. That the Janata Insurance Policy shall be submitted.
7. That the bore well shall be constructed in consultation with H.E./MCGM.
8. 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.
9. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
10. 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.
11. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
12. That the existing structure shall be demolish as per due process of law.
13. That the Tree NOC/ remarks Shall be submitted.
14. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.


This IOA for zero FSI is valid for 1 year i.e. upto -24 JUN 2025

--Sd--

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

**Copy to,**

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT officer/A for info, upload on MHADA web site.
- 4) Executive Engineer/Kurla Division/MB
- 5) Architect Layout Cell/MB
- 6) Asst. Commissioner 'M/West' Ward (MCGM)
- 7) A.A. & C. 'M/West' Ward (MCGM)
- 8) A.E.W.W. 'M/West' Ward (MCGM)
- 9) L.S. Shri Sachin Rakshe of M/s. Archo Consultants.

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