



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.)
APPROVAL FOR TEMPORARY STRUCTURE FOR LABOUR HUTMENT

ITC Cell,

M. M. & A. D. Authority

Inward No.: 1441

Date: 12.04.2024

AND LABOUR BATH/TOILET

No.MH/EE/(B.P.)/GM/MHADA- 114/330/2024

DATE- 12 APR 2024

To

**Prabhakar Kunte Co.-Op. Hsg. Soc. Ltd.
Bldg. No. 5 & 6,
New link Road, Oshiwara,
Jogeshwari (West),
Mumbai – 400 102.**

का. अ. / इपक (वृ क्षे)
पश्चिम उपनगर व शहर/ प्रा.
जावक क्र.
ET-859 12 APR 2024

Sub:- Proposed Temporary structure for Labour Hutment and Labour Bath/Toilet proposed building on land of bearing CTS no. 1(pt.) S.No. 41, of village Oshiwara, New link road, at Andheri (West), Mumbai

Ref: -1. Concession Approved on 23.06.2017 by MCGM

2. IOD was issued on 08.10.2008 by MCGM

3. C.C. upto top of stilt issued on 07.10.2010.

4. Amended plans approved on 17.12.2016 by MCGM

5. Amended plans approved on 16.03.2018 by MCGM

6. Plinth CC upto stilt issued on 28.03.2018 by MCGM

7. Revised Concession approved on 27.03.2019 by MHADA

8. Amended Plans Approved on 07.06.2019 by MHADA

9. Revised Concession Approved on 20.03.2023.

10. Amended Approved on dtd.20.06.2023.

11. Application letter from Architect Shri. Vilas Dikshit of M/s. Shilp Associates. for approval of Temporary structure for Labour Hutment and Labour Bath/Toilet on.dtd 28.02.2024.

Dear Applicants,

With reference to your above letter this is to inform you that, the permission to Temporary structure at the above mentioned premises is hereby granted to you for a period of six months from the date hereof on temporary basis subject to the following conditions:

- 1) That the structural design / drawings etc. shall be submitted through registered Structural Engineer along with the structural stability certificate, at the time of each renewal.
- 2) That the structure shall be structurally sound and of non-flammable material and will be maintained in good habitable conditions. The structure shall be purely temporary
- 3) That the Society/developer shall submit an indemnity bond, indemnifying the MHADA and its staff against all the work, damages, litigation, disputes, danger etc. for occupation of the Transit accommodation at all the times.
- 4) That the requisite drainage arrangement shall be provided as per Municipal requirement u/s 4(c) of BMC Act through Lic. Plumber.
- 5) All the dues towards scrutiny fees, deposit of this proposal and payment of Taxes of MCGM, if any shall be paid.
- 6) Any other charges, taxes, assessment charges in respect to structure of the Transit accommodation shall be paid.
- 7) That the requirement of Health Officer, 'K/W' ward, if any shall be complied with.
- 8) Temporary structure shall be used only for intended purpose.
- 9) That no addition/alteration thereafter or increase in the area, cubical contents shall be permitted without prior approval from this office.
- 10) That this permission is purely temporary for a period of six months which shall be got renewed if needed by paying necessary charges & submission of structural stability certificate from Reg. Structural Engineer after every six months valid for period of three years.
- 11) That the structures under reference shall be removed immediately after the stipulated time period is over or even earlier if so required by this office.
- 12) The intimation for starting and completion of the work of Temporary structure shall be given to this office.
- 13) That the free flow of storm water drain / sewerage system shall be maintained at all times and periodical maintenance thereof shall be carried out in consultation with the concerned department of BMC.

- 14) That the work shall not be started till submission of all the compliances on record and work start intimation shall be given.
- 15) That the responsibility of structural stability & maintenance of Temporary transit camp structure lies entirely with developer.
- 16) In case of non-compliance or violation if any, of the condition stated above, this approval stands automatically cancelled.
- 17) That the structural stability shall be certified by the Regd. Structural Engineer before every monsoon & the corrective steps like anti corrosive treatment, etc. shall be got done & compliance certificate shall be submitted.
- 18) That the total deposit of Rs. 21,500/- paid by you is liable to be forfeited and temporary structure under reference will be demolished at your risk and cost in the event of your failure to abide by any of the aforesaid conditions and that you shall submit registered undertaking to that effect.
- 19) That the temporary structure shall not be sold/transferred/ leased/alienated to any party by developer in any manner & the person concerned shall be liable for action.
- 20) That the structural design of the temporary structure shall be got vetted from structural engineer/ educational institute certified by MHADA before handing over possession of temporary structure to the slum dwellers and a certificate to that effect shall be submitted to MHADA.
- 21) The CC of subjected building will be restricted for the area equivalent to area of temporary structural till demolition of said structure.
- 22) That the permission shall be renewed after every six months by paying renewal fees for a period of maximum 36 months.
- 23) All safety measures should be taken while carrying out the temporary structure.
- 24) That the work shall be carried out entirely at your risk and cost and indemnity bond indemnifying MHADA/BP/GM/Cell from any damage accident any leakage of toilet, etc. Shall be submitted.
- 25) The work shall not be carried out beyond approval.
- 26) That the work of Temporary structure after completion shall be got certificate

ICT/A
for quality and safety by licensed structural engineer and report shall be submitted.

- 27) That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. 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.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.

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


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

Copy with plan to: 1) CO/MB

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

✓ 3) Chief ICT Officer/A for info & Upload on MHADA website.

4) Asst. Commissioner K/W Ward(MCGM)

5) A.A. & C. K/W Ward (MCGM)

6) A.E.W.W. K/W Ward (MCGM)

7) Architect. Shri Vilas Dikshit of M/s. Shilp Associates.

For information please.


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