



## **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. )

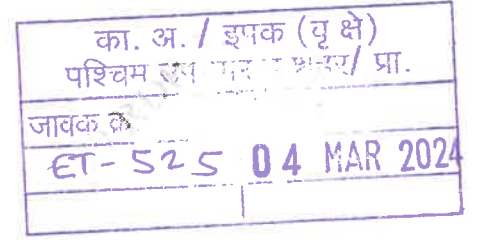
### **INTIMATION OF APPROVAL (IOA)**



No.MH/EE/BPCell/GM/MHADA-74/1520 /2024

Date **23 FEB 2024**

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 932  
Date: 04.03.2024



To,  
Shri. Sarju B Thakkar of  
M/s. Sahakar Builders and Developers.  
204 A Western Edge, Off. W.E. highway  
Borivali East, Mumbai – 400066.

**Sub:** Proposed Redevelopment of Existing building known as **CHARKOP MEGHA CHSL** on plot bearing C.T.S. No. 1C/1/579, village Kandivali, RDP 5, plot No. 222, part III, Charkop Bus Depot, Charkop, Kandivali (West), Mumbai- 400 067.

**Ref:** 1. Concession approved by Hon'ble V.P. on dtd. 02.02.2024  
2. Application letter for approval of IOA from L.S. Shri Jigar Nagda dtd. 05.02.2024.

Dear Applicant,

With reference to your Notice u/s 44/69 of MRTP Act submitted with letter on 05.02.2024 along with plans, Sections Specifications and Description and further particulars and details of your buildings on **Proposed Redevelopment of Existing building known as CHARKOP MEGHA CHSL** on plot bearing C.T.S. No. 1C/1/579, village Kandivali, RDP 5, plot No. 222, part III, Charkop Bus Depot, Charkop, Kandivali (West), Mumbai- 400 067. furnished to me under your letter, dated 05.02.2024. 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 346 of the Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

#### **A. BEFORE STARTING THE WORK :**

1. That the Janata Insurance Policy shall be submitted.
2. That the requisitions of clause 49 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.
3. That structural Engineer shall be appointed and supervision memo shall be Submitted by him.
4. That the structural Design and calculation for the proposed work accounting For system analysis as per relevant IS codes along with plan shall be submitted before C.C.
5. That the site supervisor shall be appointed to supervise the quality of work onsite.
6. That the work shall be carried out between sunrise and sunset. And the provision of Notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 Shall be duly observed.
7. That the Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect/L.S., R.C.C. Consultant etc.
8. That the requisite Bank guarantee and SWM NOCasper policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
9. That the Remarks of concerned Authority for Tree shall be submitted.

#### **B. BEFORE FURTHER C.C.:-**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by various departments of MCGM/MHADA shall be paid.
3. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if applicable shall be submitted for:
  - a) S.W.D.
  - b) Sewerage
  - c) Water Works
  - d) Hydraulic Engineer
  - e) PCO

- f) MMRDA/MHADA
  - g) NOC from Electric Supply Company
  - h) A.A. & C.
4. That the Material testing report shall be submitted.
  5. That the yearly progress report of the work will be submitted by the Architect/L.S.

**C. GENERAL CONDITIONS BEFORE O.C.**

1. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.
2. That the dust bin will be provided.
3. That the open spaces as per approval and terrace will be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
5. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
6. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber .
7. That final N.O.C. from concerned authorities / empanelled consultants, if applicable, for
  - a) S.W.D.
  - b) Sewerage
  - c) Water Works
  - d) Tree authority
  - e) Hydraulic Engineer
  - f) MMRDA/MHADA
  - g) A.A. & C.
 Shall be submitted before occupation.
8. That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall be submitted.
9. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
10. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.

11. That the internal Drainage Completion Certificate shall be submitted by Lic. Plumber.
12. Water work certificate of 270-A as per MMC act 1888 shall be submitted.
13. That the provision for electric charging point for electric vehicle shall be made.

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.

--Sd--

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


Copy to:

- 1) Chief Officer/Mumbai Board
- 2) Dy.Che.Eng./B.P./(GM)/MHADA
- 3) Chief ICT Officer/A for info & Upload on MHADA website.

Copy with plan to: 4) Asst. Commissioner R/S Ward(MCGM)

- 5) A.A. & C. R/SWard (MCGM)
- 6) A.E.W.W.R/SWard (MCGM)
- 7) Architect Jigar Nagda of M/s. 3 Dimensional Consultant LLP .

For information please.

  
**(Rupesh M. Totewar)**  
**Executive Engineer/.B.P. Cell**  
**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.


Attention is drawn to the notes accompanying this Intimation of Approval.

## 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 and 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 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 40cms 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. Louvers 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 consultation of appointed Structural Engineer and Geo Technical Engineer. Special precaution shall be taken during Excavation and thereafter.

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