



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)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

Layout Name: MHADA Layout, JVPD scheme, Vile parle (W), Mumbai.
No.EE/BP Cell/ GM/MHADA-104/ 238 / 2019
Dated :- **14 MAR 2019**

To,
M/s. Disha Construction,
Shri.Chirag M. Shah
C.A. to Owner Tulip CHSL
401, Squire one, JVPD scheme,
Juhu, Vileparle(West)
Mumbai - 400 049.

Sub:- Proposed redevelopment on plot bearing C.T.S. No. 196A, Plot No. 3/13, North
South Road No. 10, JVPD Scheme, Juhu, Vile Parle (West), Mumbai- 400 049.
For:- Shri. Chirag M. Shah partner of M/s. Disha Construction & C.A. to
Owner Tulip Co. Op. Hsg. Soc. Ltd.

Ref:- 1. Govt. of Maharashtra Notification No.TPB-4317/629/CR-51/2015/UD-11 ,
dated 23/05/2018
2. Concession Hon's M.C. dated 13/01/2017.
3. MCGM Proposal No.CHE/WS/1807/K/W/337/(NEW)
4. Architect Application Letter dated 21/09/2018

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. 464 dated 28/11/2017 and the plans, Sections Specifications and Description and further particulars and details of your **Proposed redevelopment on plot bearing C.T.S. no. 196A, Plot no. 3/13, North South Road No. 10, MHADA layout, JVPD Scheme, Juhu, Vileparle (west), Mumbai-400 049.** furnished to this office under your letter, dated 21/09/2018, 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 the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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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 structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. 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.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 45 & 46 of DCR 91 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. Bore well shall be constructed in consultation with H.E./MCGM.
7. 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.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
9. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of V.P. & C.E.O. MHADA.
10. The safety measure shall be taken on site.
11. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

B: 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 amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
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 Civil Aviation NOC from A.A.I. shall be submitted.
7. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.

8. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM.

D:GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. 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 leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. 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.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment,h) E.E. T & C shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. 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 shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.



15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.



**E.E.B.P. Cell
Greater Mumbai/ MHADA.**