Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

AMEND IOA

No. MH/EE/(BP)/GM/MHADA-76/1287/2025/IOA/1/Amend Date : 20 January, 2025

To

Charkop Bhairav Co-op. Hsg. Soc. Ltd.

Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout at Charkop, Kandivali (West), Mumbai.

Sub : Proposed development on Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout, at Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op. Hsg. Soc. Ltd.

Ref : Application of architect dated 19 June, 2023

Zero FSI IOAMH/EE/(BP)/GM/MHADA-76/1287/2023/IOA/1/Old dated 26 May, 2023

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-76/1287/2023/IOA/1/Old dated 26 May, 2023 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 26 May, 2023, and following conditions –

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1 That all the conditions of IOD under even number MH/EE/BP Cell/GM/MHADA-76/1287/2023 dtd. 26.05.2023 shall be complied with

2 That the revised R.C.C. design and calculation shall be submitted

3 That all payments shall be paid before C.C.

4 That the C.C. shall be re-endorsed for carrying out the work as per amended plans

5 That the revised NOC from H.E. shall be submitted before C.C.

6 That the extra water & sewerage charges shall be paid A.E.W.W. R/Central Ward before C.C

7 That the revalidated janata insurance policy shall be submitted before C.C

8 That the latest paid assessment bill and receipt shall be submitted before C.C.

9 That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C

10 That the carriage entrance over SWD drain shall be provided and charges if any for the same shall be paid to MCGM

11 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

12 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid

13 That the safety measures shall be taken on site as per relevant provision of I.S. code & safety regulation

14 That the architect, structural consultant shall verify the scheme in progress as Per substructure, superstructure & OHT

Digitally signed by Rupesh Muralidhar Totewar
Date: 20 Jan 2025 14:12:26
Organization :MHADA
Designation :Executive Engr.

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

Copy to:

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
2) Deputy Chief Engineer /B.P. Cell/MHADA.
3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
4) Executive Engineer Borivali Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner World Bank Project (Sec.8 & 9) Charkop (MCGM)
7) A.A. & C. R Central Ward (MCGM)
8) A.E.W.W. R Central Ward (MCGM)
9) The Secretary/Chairman
10) Chandan Prabhakar Kelekar

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. 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 an 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 proceeds 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 over head 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 rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be 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. 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 require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

Sd/-
20 January, 2025
Rupesh M. Totewar
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

म्हाडा
MHADA