



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) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-9/1239 /2023

Date : 01 FEB 2023

To,

M/s. Pragati Developers

C.A. to Kannamwar Nagar Salokha CHS Ltd.

101, JK Chambers, Sector-17,

Vashi, Navi Mumbai- 400703

Sub :- Proposed Redevelopment of existing building No.57 known as
"Kannamwar Nagar Salokha CHS Ltd." on plot bearing C.T.S.No.356 (pt)
S.No-113(pt.) of Village Hariyali, at Kannamwar Nagar, Vikhroli (E),
Mumbai – 400 083.

Ref:- 1.Application of Architect dated20/01/2023.

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 20/01/2023 and delivered to MHADA on 20/01/2023 and the plans, Sections Specifications and Description and further particulars and details of your Building No.57 known as "Kannamwar Nagar Salokha CHS Ltd." on plot bearing C.T.S.No.356 (pt.),S.No-113(pt.) of Village Hariyali, at Kannamwar Nagar, Vikhroli (E), Mumbai – 400 083.furnished to this office under your letter, dated 20/01/2023, 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:-

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 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.
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. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the owner shall undertake that he will abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
11. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
12. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
13. That the Existing structure shall be demolished before asking Plinth C.C.
14. That if land u/ref. falls within 3.89 km. buffer from the boundary of Eco-Sensitive zone of Thane Creek flamingo Sanctuary, remarks from the same shall be submitted as per the Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/04/2021.
15. That the Remarks from Consultant/tree Authority shall be submitted.
16. That the D.P. remarks for CRZ shall be submitted.

B. FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed/ Labour Camp shall be either tarpaulin or G.I. Sheets.
3. That this Temporary Shed/Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.

5. That the temporary shed shall be constructed to the approved size and measurement and shall exceed the permitted area.
6. That you shall pay the sum of Rs./-(in Words Rs.) as a security Deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
7. That you shall pay the sum of Rs. (in Words Rs.) as Deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.
8. That the permission shall effective upto completion of the project.
9. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
10. That in case of your failure to remove the Temporary Shed/Labour Camp on or before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.
11. That you shall pay fees at the rate of the Rs./-per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.
12. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.

This IOA for zero FSI is valid for 1 year i.e. upto 31 JAN 2024


(Anil N. Rathod)
Ex.Engineer/B.P.Cell(ES)
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 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 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 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 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. It is to be understood that the foundations must be excavated down to hard soil.
15. 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.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.



(Anil N. Rathod)

**Ex.Engineer/B.P.Cell(ES)
Greater Mumbai / MHADA**

PROFORMA - A		Area Statement	Sq.mt.
1	a	Area of the plot as per MHADA Demarcation	829.74
2	b	Area of the plot as per proposed amended layout	829.74
3	c	Deduction for	0
4	d	Road Set Back Area	0
5	e	Any Reservation (sub-plot)	0
6	f	% Amenty space as per DCR (sub-plot)	0
7	g	other	0
8	h	Total (2 (a) + (d) + (e) + (f) + (g) + (h))	829.74
9	i	Deduction for 15% Recreational Ground / 10% Amenty space (if deductible for Industrial)	0.00
10	j	Add Set Back area	0.00
11	k	Gross Area of plot	829.74
12	l	2 (a) / (b) 100% of D.P. road / Set Back	0.00
13	m	Proposed Area for Purpose	0.00
14	n	Permissible BUA	0.00
15	o	Total BUA Permissible as per MHADA NOC	0.00
16	p	Proposed BUA	0.00
17	q	Floor Space Index consumed	0.00
18	r	Details of FSI Allowed as per DCR 31 (3)	Sq.mt.
19	s	Fungible BUA component proposed vide DCR 31 (3)	0.00
20	t	Fungible BUA permissible	0.00
21	u	Fungible BUA proposed	0.00
22	v	Total Permissible (Fungible)	0.00
23	w	Total Fungible BUA proposed now	0.00
24	x	Total Gross Permissible BUA	0.00
25	y	Total proposed BUA	0.00
26	z	Tenement Statements	0.00
27	aa	i Proposed area	0.00
28	ab	ii Less deduction of Non-residential area (Shop etc.)	0.00
29	ac	iii Area available for tenements (10) minus (ii)	0.00
30	ad	iv Tenements permissible (Density of tenements/hectare)	0
31	ae	v Tenements proposed (for sale)	0
32	af	vi Tenements existing	0
33	ag	Parking Statement	0
34	ah	Parking required by regulations for	0
35	ai	Required Car Parking	0
36	aj	Proposed Car parking	0
37	ak	Total parking provided	0

STILT FLOOR PLAN, BLOCK AND LOCATION PLAN, NET PLOT AREA CALCULATION
SECTION AA, BB

CERTIFICATE OF AREA.
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 28/12/2021 AND THAT THE DIMENSIONS OF THE SUBSECT OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 829.74 SQ. MT. AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

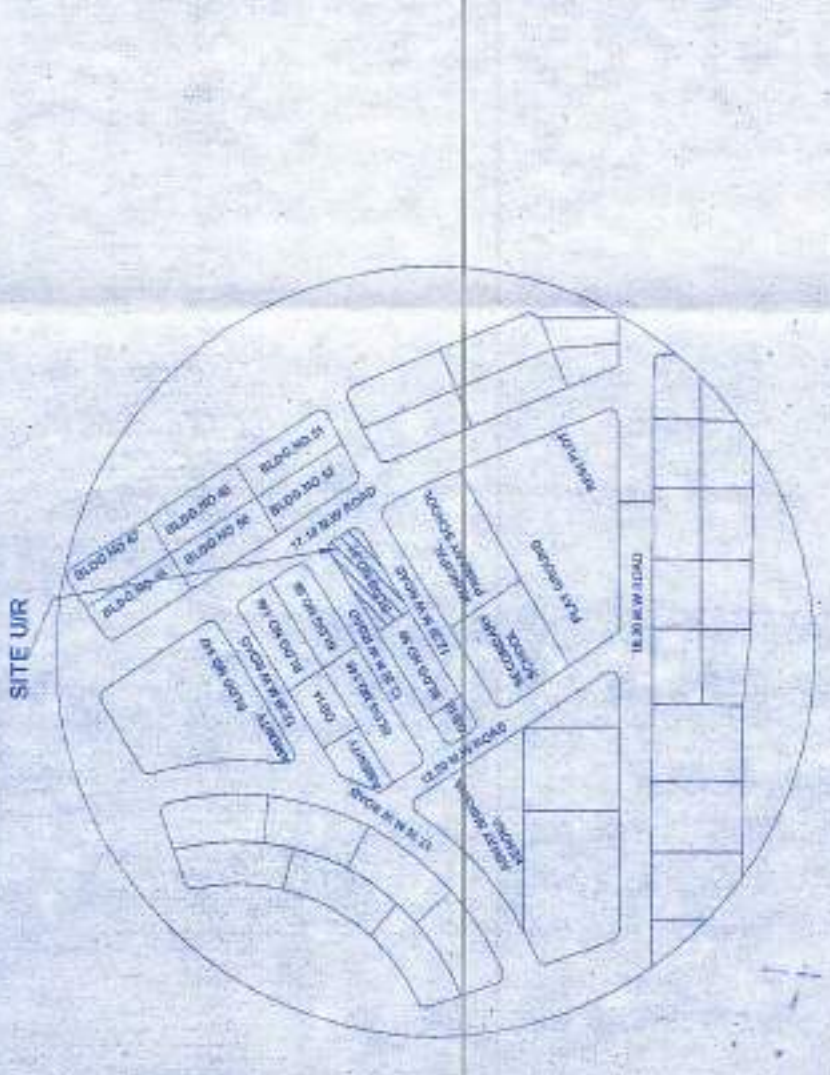
DESCRIPTION OF PROPOSAL & PROPERTY
SIGN OF ARCHITECT.
PROPOSED RE-DEVELOPMENT OF BUILDING NO. 57 KNOWN AS "KANANWAR NAGAR SALOKHA CO. - OP. HOUSING SOCIETY, LTD" ON PLOT BEARING CTS. NO. 896, SURVEY NO. 113 OF VILLAGE HARVALI, KANANWAR NAGAR, WKSOU (EAST), MUMBAI - 400083.

NAME OF OWNER
M/s. PRAGATI DEVELOPERS CA TO
KANANWAR NAGAR SALOKHA CO-OP. HSG. SOC. LTD.
FOR PRAGATI DEVELOPERS
Sd/- Kella Kulkarni
Partner

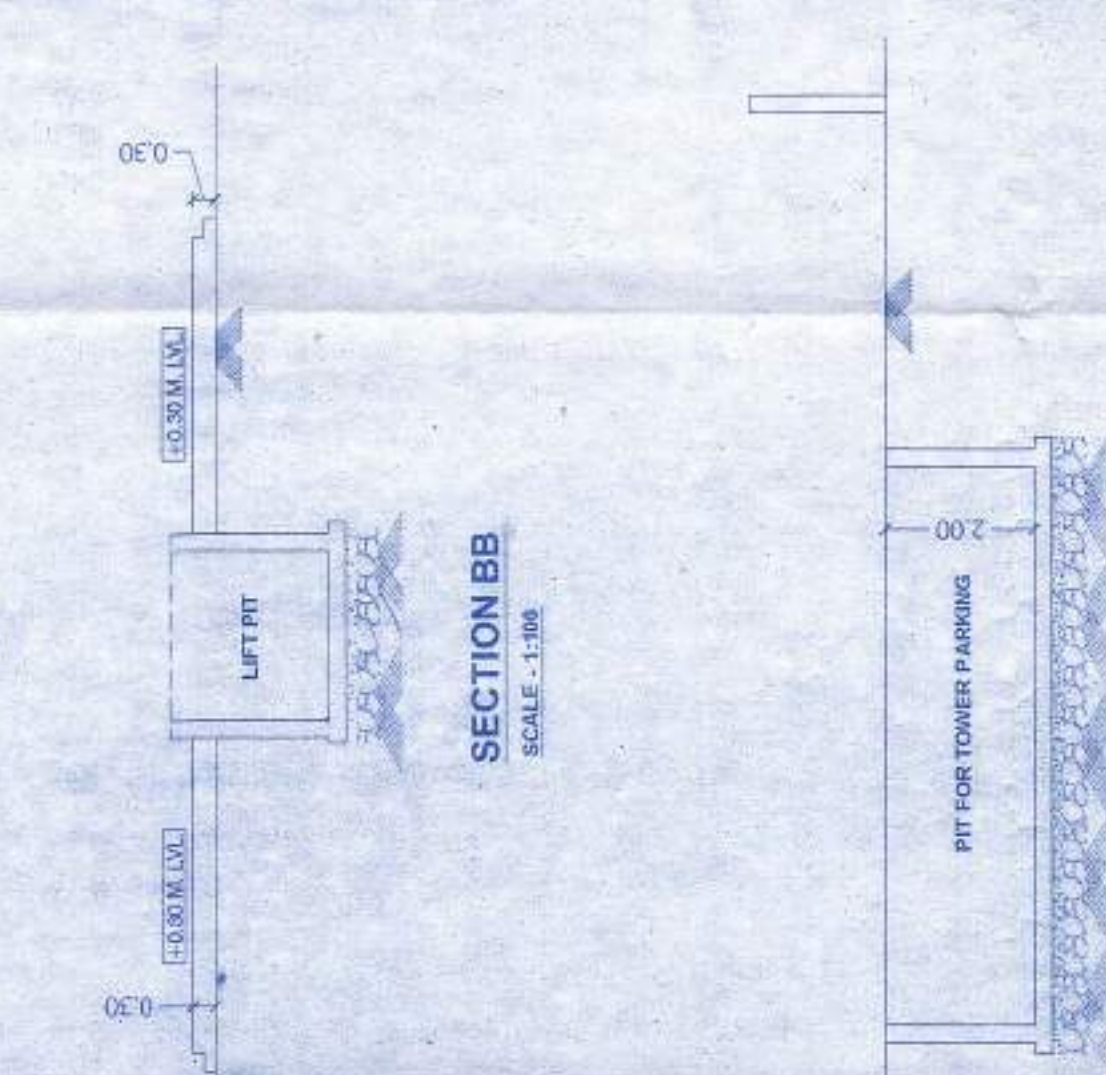
NOTE
1. ALL DIMENSIONS ARE IN METERS
2. FLOOR PLAN 1:100
3. BLOCK PLAN 1:500
4. THE PLANS ARE PREPARED AS PER PROVISION OF DCR 2034 AND AS PER THE REQUIREMENTS OF THE MHADA ACT, 1964 AND THE RULES THEREUNDER AND IN ACCORDANCE WITH THE GUIDELINES ISSUED BY MCGM AND MHADA TIME TO TIME.
5. THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

STAMP OF APPROVAL OF PLANS.
Approved subject to conditions mentioned in the office letter No. 11444-57/239/2023
Date 01 FEB 2023
Sd/- Kella Kulkarni
Partner

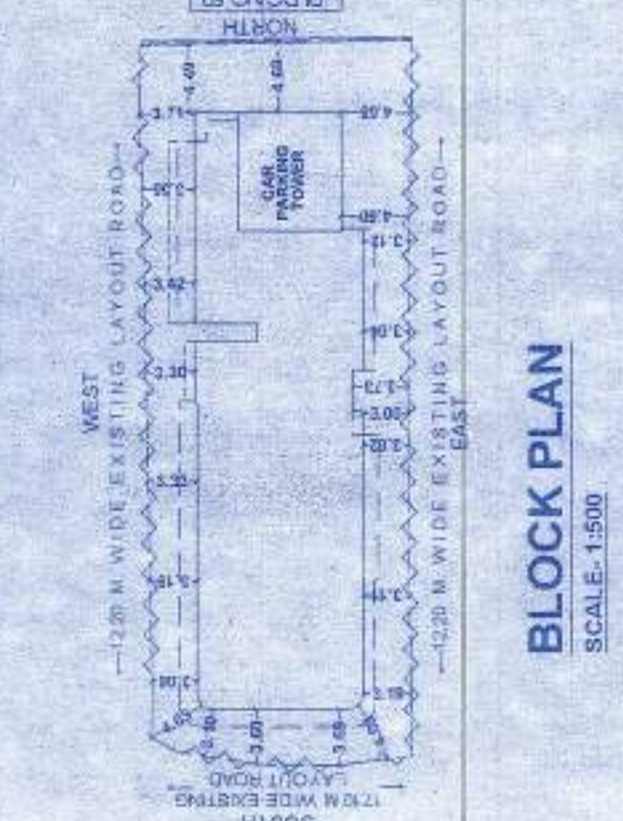
NAME, ADDRESS & SIGN OF ARCHITECT.
101, J.K. CHAMBERS, PLOT NO.-70,
SECTOR-17, VASHI, NAVI MUMBAI,
+91 9769244822
Email id- conceptanddesign@gmail.com
ARCHITECTS & INTERIOR DESIGNERS



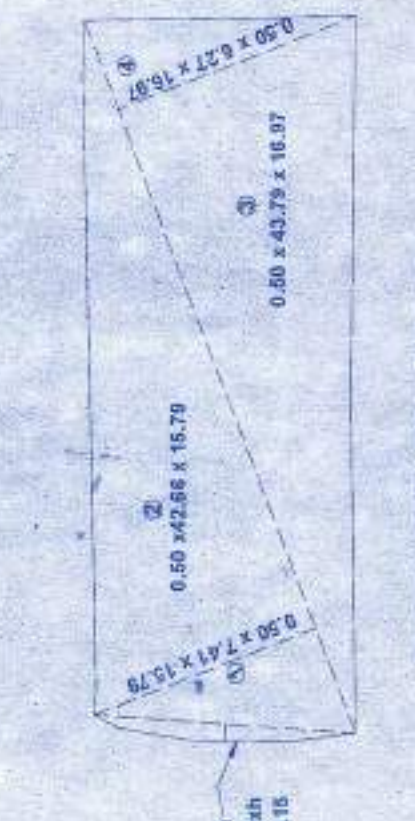
LOCATION PLAN
SCALE: 1:5000



SECTION BB
SCALE: 1:100



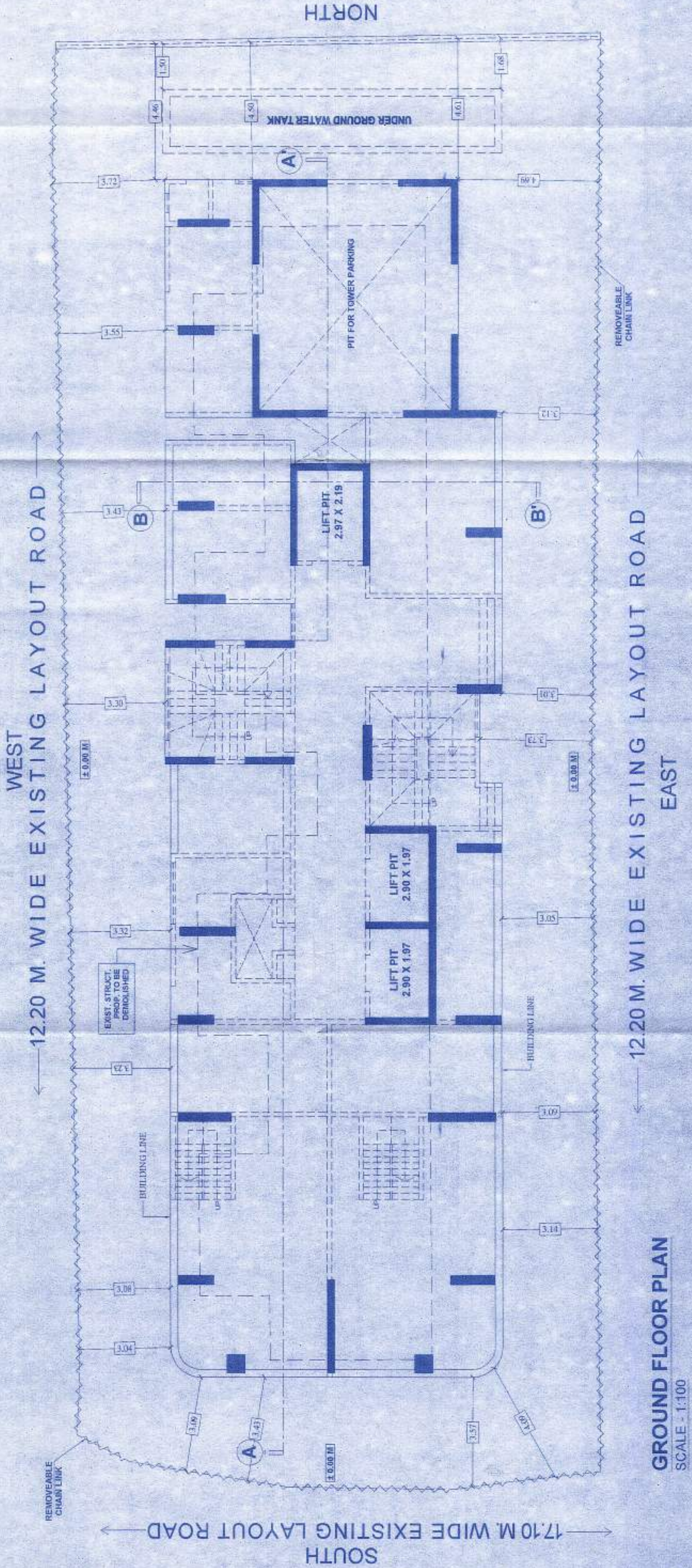
BLOCK PLAN
SCALE: 1:500



PLOT AREA DIAGRAM
SCALE: 1:500

PLOT AREA CALCULATION			
ADDITIONS			
1	7.41 x 15.79 x 0.50	=	58.50
2	42.46 x 15.79 x 0.50	=	335.0000
3	42.79 x 15.97 x 0.50	=	371.55
4	8.27 x 15.97 x 0.50	=	53.20
5	3.99 x 15.97 x 0.50	=	6.99
TOTAL			829.74

TYPICAL SECTION THRU. COMPOUND WALL
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100