महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

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 (I.O.A.)

Layout Name: New Subhash Nagar, Pahadi Goregaon (W), in P/S ward.

No. - MH/EE (B.P.) CELL/GM/**MHADA-57/181/2019**

Date: - 13 DEC 2019

To,
Executive Engineer.
Goregaon Division, M.H. & A.D. Board.
Grihnirman Bhavan, Kalanagar,
Bandra (East), Mumbai- 400051.

Sub: Intimation of Approval (I.O.A.) for Proposed development of buildings with 'EWS' type tenements consisting of Wing nos. A to G comprising of stilt+23 floors in plot-A and Wing nos. A to D comprising of stilt+23 floors in plot-B on land bearing C.T.S.No.-50A (pt.), 2 (pt.), of village Pahadi Goregaon, Goregaon (West), Mumbai for M.H. & A.D. Board in P/S ward.

Ref: 1. Application from Executive Engineer-Goregaon Division, MHADB under No. EE/GD/DE-II/MB/1806/2019, dated: 23/02/2019.
2. Earlier approval of IOA for zero FSI U/no: MH/EE (BP) Cell/GM/ MHADA-57/181/2019; dt:16/01/2019.
3. Earlier Approval of Plinth CC for zero FSI U/no: MH/EE (BP) Cell/GM/MHADA-57/181/2019; dt:13/03/2019.
4. Layout was approved under no.- S.A.P./ L.A.C.(PA) /MHADA/14/19, dt. 09/04/2019.

Sir,

With reference to your application dated: 23/02/2019 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect residential building [i.e. For Building no.- 03, Stilt+23 floors,

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं: ०२२-२६५९२०५८

Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

wing nos.- A, B, C, D, E, F, G in plot no.- 'A' for EWS type tenements, For Building no.- 02, Stilt+23 floors, wing nos.-A, B, C, D in plot no.- 'B' for EWS type tenements =11 wings, total =1947 tenements] on land bearing C.T.S.No.-50A (pt.), 2 (pt.), of village Pahadi Goregaon, Goregaon (West), Mumbai for M.H. & A.D. Board in P/S ward.

I have to informed you that the plans submitted by you for the construction of building or Intimation of Approval (I.O.A.) or Building Permit is granted subject to compliance mentioned in IOA approval U/no: EE (BP) Cell/GM/MHADA-57/181/2019, dtd: 16/01/2019 and Plinth CC for zero FSI U/no: MH/EE (BP) Cell/GM/MHADA-57/181/2019; dtd: 13/03/2019. Also, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby 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: -

A) <u>CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK</u>: -

01) 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.

02) That the Board shall be displayed showing details of propose work, CTS no. village, name of owner, developer, architect, RCC, consultant etc.

03) That the compound wall shall be constructed on all sides of the plot clear of road widening line before starting the work.

04) That the adequate & decent temporary sanitary accommodation shall be provided for construction workers before starting the work.

05) That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries up to reasonable height shall be provided before demolition of existing structures at site.

06) That the qualified/ Registered Site Supervisor through Architect/Structural Engineer will be appointed before applying for C.C.

07) That the qualified & Lisc. RCC Structural Engineer will be appointed.

08) That the qualified & Lisc. Plumber will be appointed for carrying out internal house Drainage works.

09) That a doctor for regular check-up of labours working on site shall be appointed.

10) That private pest control agency shall be appointed for pest control during course of construction.

11) That the anti-termite treatment shall be provided at site during the execution of work and conditions of circular u/no. AMC/WS/H/9346, dt. 29/03/2010 shall be complied with.

12) That the work shall be commenced only after the necessary treatment at construction site to prevent epidemics like Dengue, Malaria etc. is done from Insecticide Officer and provision for inspection of water tanks by proving safe and stable ladder, etc. and requirements as communicate by the Insecticide Officer shall be made as and when required by Insecticide Officer.

13) That the work shall be carried out under supervision and guidance of a registered/ qualified supervisor and his name and qualification shall be intimated to this office before starting the work.

14) That the Soil Investigation of site shall be got carried out from the empaneled soil investigation consultant and accordingly the structural design of foundation and superstructure shall be carried out.

15) That the structural design and calculations for the proposed building considering seismic and wind forces as per relevant I.S. Code Nos. 1893 and 4326 etc. shall be got carried out and accordingly, the structural work shall be carried out under supervision of Structural Engineer.

16) That the slab of the underground tank, slab to cover existing well, if any, along driveway shall be designed to bear the required vehicular load and the stability certificate to that effect shall be submitted.

17) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall be submitted.

18) That the Indemnity Bond, Indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will be submitted.

19) That the bore well, if any shall be constructed in consultation with, HE/PCO.

20) That the requirements of bye-law 4-C shall be complied with before starting the drainage work and in case Municipal sewer shall be laid, the drainage work shall be carried out as per requirement of Executive Engineer (Sewerage Project) Planning and Completion Certificate for the same shall be submitted.

21) That the remarks from Suptd. of Garden shall be submitted before commencement of work.

22) That the capacity of overhead tank shall be provided as per P' form issued by department of Hydraulic Engineer and Structural design to that effect shall be done.

23) That the necessary remarks for construction of SWD shall be submitted from EE (SWD) WS in R/N ward.

C.T.S.No. 509 (pt) 2 (pt), of village Pahadi Goregaon, Goregaon (West), MHADB, P/S ward.

24) That the demarcation for plot boundary from DILR /CTS office shall be submitted.

25) That the Janata Insurance Policy or Polity to cover the compensation claims arising out of Workmen's Compensation Act, 1923 shall be taken and a copy of the same will be submitted before asking C.C. and renewed during the construction of work and owner/developer should submit revalidated Janata Insurance Policy from time to time.

26) That the NOC from Electric Supply Company for making available the electric supply shall be obtained and the provision for Electric Substation as per provisions of DCPR -2034 & if necessary, provision for the same shall be made as per the requirement of electric supply company before starting the work.

27) The date of commencement of the work shall be intimated before starting the work.

28) That the records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.

29) 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.

30) That the work will be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.

31) That the construction activity for work of necessary pilling, if any, shall be carried out by employing modern techniques such as rotary drilling, micro pilling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

32) That adequate care in planning, designing and carrying out construction will be taken in the proposed building to provide for consequence of settlement of the floor and plinth filling, etc.

33) That proper care shall be taken to ensure that the stability of the adjoining structure in the plot is not disturbed due the execution of work.

34) That the debris shall not be stacked on Municipal roads and necessary clearance from Ward regarding debris removal charges must be obtained before submitting the Building Completion Certificate.

B) <u>CONDITIONS TO BE COMPILED WITH BEFORE WORK BEYOND PLINTH</u>: -

01) That this office shall be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work up to plinth is completed.

02) That the plinth stability certificate from Structural Engg. Shall be submitted.

03) 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.

CTS No. 50/A (pt.) 2 (pt.) of village Pahadi Goregaon, Goregaon (West), Mumbai in P/S Ward.

04) 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.

05) That the Material testing report for construction materials used at site shall be taken as per required frequency.

06) Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

C) <u>CONDITIONS TO BE COMPILED WITH BEFORE O.C.</u>: -

01) That the surrounding open space, parking space shall be properly consolidated, paced with concrete, asphalt, sloped and drained.

02) That the dust bin will be provided and 3.00 mt. wide paved pathway upto staircase will be provided.

03) That the carriage entrance across road side drain shall be provided before submitted B.C.C.

04) That the pockets, trenches, ducts as per requirement of MTNL shall be provided.

05) That the footpaths, roads, etc. damaged during construction shall be kept repaired and in usable conditions and reinstated in as and when instructed by MCGM and before completion of work.

06) That the Vermiculture Bin for the disposal of wet water as per the design & specification of organization of company's specialized in this field as sanctioned by Solid Waste Management of M.C.G.M. shall be provided.

07) That the provision of Rain Water Harvesting and bore well as per the design approved by the approved consultant in the field shall be made to the satisfaction of Hon'ble V.P/CEO, MHADA.

08) That the Building Completion Certificate in prescribed format as per DCPR-2034 shall be submitted.

09) That the requisite final sets of plans for completion of work on site one of which mounted on canvas shall be submitted at the time of intimating the date of completion.

10) That the structural stability certificate from the registered Structural Engineer for completed works shall be submitted to this office before asking for occupation permission/BCC.

11) That the smoke test and ponding test for the terrace & toilet water proofing shall be carried out and certificate from L.P. to that effect shall be submitted.

C.T. S.No. 504 (pt.) Village Bandi Goregaon (West), MHADB, P/S ward.

12) That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design structural drawing mounted on canvas plan 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 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.
15) That the drainage completion certificate shall be submitted & got accepted.
16) That the sewerage lines shall be provided as per the remarks of EE (SP)P&D & final completion certificate to that effect shall be submitted.
17) The SWD completion certificate shall be submitted from Executive Engineer (SWD) WS.
18) That the final NOC from S.G. shall be submitted before completion of building.
19) That the completion certificate /final NOC from CFO shall be submitted before completion of building.
20) That the certificate from lift inspector regarding satisfactory installation and operation of lift shall be submitted.
21) That final N.O.C. from concerned authorities / empaneled consultants for: - a) E.E. S.W.D & E.E. (S.P.) P & D, b) Roads, c) Sewerage, d) A.E.W.W. (R/N) Water Works, e) CFO/Fire Fighting Provisions, f) Tree authority, g) Hydraulic Engineer, h) A.A & C/GPR Assessment shall be submitted before asking for occupation.
22) That the clearance certificate from Asstt. Assessor & Collector/GPR regarding up to date payment of Municipal Taxes etc. shall be submitted before starting the work.
23) That all dues clearance certificate from A.E.W.W., R/N Ward shall be submitted.
24) 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 and that all payment of duties & taxes as per regulation by Central/State Government and/or local authority including labour welfare cess shall be made as per rules & regulations.
25) That the U.G. tank & over-head tank shall be constructed as per requirement of A.E.W.W. with mosquito proof enclosures & ladder for inspection etc. shall be provided.
26) That the letter from MHADA appointing registered structural engineer shall be submitted and the structural designs and calculations considering seismic forces for proposed work shall be submitted through him along with the supervision memo before starting the work and work shall be got done as per said design.

C.T. S.No. 50A (pt.), 2 (pt.), of Village Pahadi Goregaon, Goregaon (West), MHADB, R/S ward.

27) That the proposed Development Plan/ Municipal Road/Roads & Regular Line/ Lines shall be got demarcated at site jointly with the Municipal Survey Branch/Executive Engineer (Development Plan), Executive Engineer (Traffic & Co-ordination) & District Inspector of Land Roads.

28) That adequate storm water drains shall be provided in the sub-divided plots/layout area at the owner/owners cost including provision for admitting storm water from the surrounding locality as per the remarks of Executive Engineer S.W.D.(Planning).

29) That the surrounding open spaces, parking spaces shall be properly consolidated, paved with concrete, asphalt, sloped and drained.

30) That the adequate arrangement shall be made for sewerage of the sub-divided Plots/layout area at the owner/owner's cost to the satisfaction of the Hon'ble V.P/CEO, MHADA.

31) That the formation levels of the roads, cross sections slopes, sizes and details of construction in regard to the same as also in regard to the storm water drain and sewers etc. shall be got previously approved from the Executive Engg. (R/N ward) W.S.

32) That the cost of laying water mains within the layout area shall be entirely borne by the owner/ owners. The layout of the mains as also distribution pipes shall be got approved from the Hydraulic Engineer.

33) That the land/plot/plots together admeasuring 10% of the total layout area, shown green in colour on plan shall be kept open and unbuilt upon and shall be developed as recreation ground/amenity open space and shall be properly maintained by all the sub-divided plot holders.

34) That after the road/roads/reservation/ reservations is/are actually demarcated at site and if it observed that the shape and total area of the plot/plots/site/sites do not comply with the sanctioned layout/sub-division and that there is material variation comprising of the actual site conditions, then the same will be got approved before carrying out any further works.

35) That the layout/sub- divided /amalgamated plots shall be duly got demarcated by the District Inspector of Land Records, necessary charges got effected on the records of right and a copy thereof sent to this office for record as also necessary permission obtained for non- agricultural use of the land as required under section 65 of the Land Revenue Code.

36) That the area under widening of 18.30 M wide road shall be merged with road and the same shall be handed over to MCGM free of cost and free of all encumbrances.

C.T.S.No. 50A(pt.) 2(pt.) of village Panjrapol Goregaon (West), MHADA in P/S ward.

D) CONDITIONS TO BE COMPILED WITH BEFORE B.C.C.: -

01) That certificate under section 270-A of the Bombay Municipal Corporation Act. Shall be obtained from H.E.'s department regarding adequacy of water supply.

VP & CEO/MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Intimation of Approval (I.O.A.) is granted for Building no.- 03, Stilt+23 floors, wing nos.- A, B, C, D, E, F, G in plot no.- 'A' for EWS type tenements, For Building no.- 02, Stilt+23 floors, wing nos.-A, B, C, D in plot no.- 'B' for EWS type tenements =11 wings, total =1947 tenements on land bearing C.T.S.No.-50A (pt.), 2 (pt.), of village Pahadi Goregaon, Goregaon (West), Mumbai for M.H. & A.D. Board in P/S ward.

One copy of approvable plans is sent herewith.

Yours Faithfully,

--Sd--
(Dinesh Mahajan)
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/BPCell/MHADA

3) The Architect/ Layout Cell/ M.B., for information and necessary action please.

Copy with plan to: -

4) Architect, Shri. Nitin A. Patil Bldg.no. -24/A, 6TH Floor, Maitri Co-op Hsg. Society, Near W.E. Highway, Bimbisar nagar, Goregaon (E), Mumbai- 400065.
5) The Collector, MSD, 10TH floor, Bandra (E), Mumbai.
6) Asstt. Engg. Water Works "P/S" Ward, MCGM.
7) Asstt. Assessor & Collector "P/S" Ward, MCGM.

C.T.S.No.-50A (pt.), 2 (pt.), of village Pahadi Goregaon, Goregaon (West), MHADA in P/S ward.

13/12

(Dinesh Mahajan)
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

C.T.S.No.-30A (pt.) 24 (pt.), of village Pahadi Goregaon Goregaon (West), MHADB, P/S ward

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 a footpath.

C.T.S.No.50A/1 to 7 of village Pahadi Goregaon Goregaon (West), MHADA in P/S Ward.

10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. Your proposal for layout/ Building /subdivision/amalgamation of above plot is hereby approved subject to the terms and conditions as have been agreed by you and you will please make it clear that in case of breach of any of the terms and conditions, the permission granted will be revoked.
12. 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.
13. No work should be started unless the existing structures proposed to be demolished are demolished.
14. 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.
15. 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.
16. It is to be understood that the foundations must be excavated down to hard soil.
17. 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.
18. The water arrangement to be carried out in strict accordance with the Municipal requirements.
19. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
20. 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

C.T.S.No. 10A/pt.1, 2 (pt.) of village Bandra, Goregaon (West), MHADA in P/S Ward.

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.

21. 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.
22. 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.

(Dinesh Mahajan)
Executive Engineer. (B.P.) Cell
Greater Mumbai /MHADA

C.T.S.No.-50A (pt.), 2 (pt.), of village Pahadi Goregaon, Goregaon (West), Mumbai. P/S Ward.