महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

स्वातंत्र्याचा अमृत महोत्सव

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 (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/**MHADA - 29 /** 1310 **/2023**

Dated: 14 JUL 2023

To,
M/s. Real Infrastructure Co.
C.A. to Subhash Nagar Sheetal Co. Op. Hsg. Soc. Ltd.
101, Real Tech Park, Plot No. 39/2, Sector-30/A, Vashi,
Navi Mumbai-400 703.

Sub:- Zero FSI IOA for proposed redevelopment of existing building No. 31, known as Subhash Nagar Sheetal CHS Ltd. on plot bearing C.T.S. No. 826 (pt.), N.G. Acharya Marg, Chembur (E), Mumbai - 400 071.

Ref:- Application letter of L.S. received to this office No. ET-1805 dated 26.06.2023.

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd. 26.06.2023 and delivered to MHADA on 26.06.2023 and the plans, Sections Specifications and Description and further particulars and details of your **building No. 31** known as **"Subhash Nagar Sheetal CHS Ltd. on plot bearing C.T.S. No. 826 (pt.), N.G. Acharya Marg, Chembur (E), Mumbai - 400 071."** furnished to this office under your letter, dated 26.06.2023, 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:-

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 the compound wall shall be constructed as per demarcation issued by Executive Engineer (Kurla Division)/M.B.
3. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 10(3) (ix) shall be submitted by him.

गृहनिर्माण भवन, कलानगर, वांद्रे (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

4. That 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.
5. That the requisite payment shall be paid.
6. That the Janata Insurance Policy shall be submitted.
7. 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.
8. That the bore well shall be constructed in consultation with H.E./MCGM.
9. 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.
10. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
11. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
12. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
13. That the existing structure shall be demolish as per due process of law.
14. That the Tree NOC/ remarks 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 / Labor Camp shall be either tarpaulin of 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 to 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.10000/-(in Words Rs. Ten Thousand) 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.10,000.00 (in Words Rs. Ten Thousand Only) 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 you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
9. 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.
10. 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.
11. 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 13 JUL 2024

(Anil N. Rathod)
Executive Engineer/B.P. Cell(E/S)
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 spa ces & 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. 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.
15. 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.

(Anil N. Rathod)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA