



## 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)

No.MH/EE/(B.P.)/GM/ MHADA-1/434/2020

Dated : 7 FEB 2020

To,

M/s. Man Realtors and Holdings Pvt. Ltd. CA to building no. 159 Pant Nagar Navjeevan CHS, building no.160 Pant Nagar Ganeshdham CHSL, building no.161 Pant Nagar Swagat CHSL, building no.162 Pant Nagar Sarvmangalam CHSL, building no.163 Pant Nagar Sanskar CHSL, building no.164 Pant Nagar Devashish CHSL, building no.165 Pant Nagar Saiprastha CHSL, building no.166 Pant Nagar Saisadan CHSL, building no.167 Pant Nagar Sukhsagar CHSL, building no.168 Pant Nagar Bhagyodaya CHSL, building no.169 Pant Nagar Fulrani CHSL, building no.170 Pant Nagar Gauriputra CHSL, building no.171 Pant Nagar Saidham CHSL & building no.172 Pant Nagar NeelkanthDarshan now known as 'GHATKOPAR AVENUE Co.Op.Hgs.Societies Association Ltd'.

**Subject:** Proposed Re-development of existing residential building no.159 Pant Nagar Navjeevan CHS, building no.160 Pant Nagar Ganeshdham CHSL, building no.161 Pant Nagar Swagat CHSL, building no.162 Pant Nagar Sarvmangalam CHSL, building no.163 Pant Nagar Sanskar CHSL, building no.164 Pant Nagar Devashish CHSL, building no.165 Pant Nagar Saiprastha CHSL, building no.166 Pant Nagar Saisadan CHSL, building no.167 Pant Nagar Sukhsagar CHSL, building no.168 Pant Nagar Bhagyodaya CHSL, building no.169 Pant Nagar Fulrani CHSL, building no.170 Pant Nagar Gauriputra CHSL, building no.171 Pant Nagar Saidham CHSL & building no.172 Pant Nagar NeelkanthDarshan now known as GHATKOPAR AVENUE Co.Op.Hgs.Societies Association Ltd, on plot bearing survey no. 236-A and C.T.S.No. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075.

1/11

- Ref:**
- 1) Proposal submitted by Architect to M.H.A.D.A Building Permission Cell dtd. 28.12.2019.
  - 2) MHADA NOC No.CO/MB/REE/NOC/F-1021/83/2020 dt .13 /0 1 / 2019.
  - 3) MHADANOCNo. CO/MB/REE/NOC/F-733/688/2015 dt .12 /06/ 2015.
  - 4) Zero FSI IOD dated 18/12/2019.
  - 5) Zero FSI C.C. was granted dated 04/01/2020
  - 6) Concession approved u/no. MH/VP dated 27/01/2020.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dtd., and delivered to MHADA on, and the plans, Sections Specifications and Description and further particulars and details of your **building No. 159 to 172 Known as "Ghatkopar Avenue CHS Association Ltd" on plot bearing C.T.S.No.194A/9/1 (pt), 194A/9/3 &194A/94 of Village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai-400075** furnished to this office under your letter, dated, 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 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 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 I.S code along with Plan shall be submitted before C.C
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49(3) & (4) 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 NOC from Civil Aviation department shall be obtain.
11. That the extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That all requisites payment fees, deposits, premium shall be paid.
13. Allprecautionary measures shall be taken during demolition /excavation/foundation & construction work.
14. 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.
15. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
16. That the NOC from SWM department shall be submitted.
17. As per Govt. Notification dated 2004 & 2006, NOC from MOEF is necessary, if the Total Construction Area of the project exceeds 20,000.00 Sq.Mt. Hence, Clearance from MOEF shall be submitted before the Construction Area exceeds 20,000.00 Sqm. The same 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 building No. 159 to 172 Known as "Ghatkopar Avenue CHS Association Ltd' on plot bearing C.T.S.No.194A/9/1 (pt), 194A/9/3 &194A/94 of Village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai-400075 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 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 not 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 not 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. (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 be effective up to 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.

**C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by SPA 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.Ada
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect / L.S.
6. That the revised R.C.C. design and calculation shall be submitted.
7. That the C.C. shall be endorsed for carrying out the work as per approved plans.
8. That the latest paid bill from A.A. & C (N-Ward) shall be submitted.



9. That the extra water & sewerage charges shall be paid A.E.W.W. 'S' Ward before C.C.
10. That the valid Janata insurance policy shall be submitted before C.C.

**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. if applicable.
2. That you shall submit separate P.R. card as per the approved sub division / plot leased out by the board duly signed by S.L.R. before asking for Occupation permission from E.E/ BP Cell / MHADA.
3. 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
4. That the dust bin will be provided.
5. That 3.00 mt. wide paved pathway up to staircase will be provided.
6. That the open spaces as per approval, parking spaces and terrace will be kept open.
7. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
8. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
9. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
10. 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 shall be submitted before occupation.
11. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
12. 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 will not be affected if applicable.
13. That final completion plans shall be submitted for Completion of work on site.

14. That you shall amend the layout and delete the 12.20 meters wide internal road admeasuring 1940.76 (without FSI) located between bldg. no.160,162,164 & 166 and bldg.no.167,169 & 171, before asking for Occupation permission from E.E/ BP Cell / MHADA.
15. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
16. 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.
17. 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.
18. 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 Commissioners.
19. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
20. That the D.G. set 'Or' alternate source of power supply shall be provide.  
One set of amended plans duly signed and stamped is hereby returned in the token of Approval.

  
(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.

## 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 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. 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 rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by 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.



(Dinesh Mahajan)

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