



**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.EE/BP Cell/GM/MHADA - 9/396 /2019

Dated: 19 OCT 2019

To

C.A. to Kannamwar Nagar Indradhanusha  
Co. Op. Hsg. Soc. Ltd. M/s. Adityaraj Builders  
Bldg. No.3, Purnima Society, Tagore Nagar,  
Vikhroli (East), Mumbai: - 400 083.

**Sub:-** Proposed redevelopment of existing building No. 88 known as "Kannamwar Nagar Indradhanusha CHS Ltd." on plot bearing C.T.S. No. 356 (pt) of Village Hariyali, at Kannamwar Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083.

**Ref:-** Application of Architect dated 25.07.2019.

Dear Applicant,

With reference to your Notice U/S 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd.25.07.2019 and delivered to MHADA on 25.07.2019 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 88 known as "Kannamwar Nagar Indradhanusha CHS Ltd." on plot bearing C.T.S. No. 356(pt) of Village Hariyali, at Kannamwar Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083 furnished to this office under your letter, dated 25.07.2019, 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 structural Engineer shall be appointed and supervision memo of as per D.C. Regulation – 10(3) (ix) of DCPR-2034 shall be submitted by him.

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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. 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.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
11. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
12. That the owner shall undertake that he will be 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.
13. That the existing structure shall be demolish.

This IOA for zero FSI is valid for 1 year i.e. upto **18 OCT 2020**

--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.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1084/1021/2019 dated 06.07.2019 for gross plot area 1209.33 Sq. Mt. (which includes Lease deed area adm. 750.05 Sq. Mt. + Tit Bit Area adm. 505.33).

A set of approved plan for information and necessary action please.

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

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1084/1021/2019 dated 06.07.2019 for gross plot area 1209.33 Sq. Mt. (which includes Lease deed area adm. 750.05 Sq. Mt. + Tit Bit Area adm. 459.28).

A set of approved plan for information and necessary action please.

3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action: -

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No.EE/HGD/MB/2876/2013 dated 31.07.2013 having gross plot area 1255.38 Sq. Mt. (which includes Lease deed area adm. 750.05 Sq. Mt. + Tit Bit Area adm. 505.33 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Kannamwar Nagar MHADA Colony, Vikhroli (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy submitted For information please.

- Copy to:
- 4) Dy. Chief Engineer/ B.P. Cell/MHADA
  - 5) Asst. Commissioner 'S' Ward (MCGM)
  - 6) A.A. & C. 'S' Ward (MCGM)
  - 7) A.E.W.W. 'S' Ward (MCGM)
  - 8) Architect Shri Ankit Makani



(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.

A

## 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. 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.
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.

  
(Dinesh Mahajan)

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

**PROFORMA - A**

A) AREA STATEMENT		SQ.MTS.
1	Area of Plot of BUILDING NO 85	
a	Area of Plot as per MHADA Offer Letter	1209.33
b	Area of Plot as per Dimarcation	1255.38
c	Area of Plot as per Site Survey	1270.24
d	Area Consideration	1209.33
2	Deductions for:	
a)	Road Setback Area	---
b)	Proposed Road	---
c)	Any Reservation	---
d)	---% amenity space as per DCR 58/57 (sub-plot)	---
	Total Deductions (a+b+c)	---
3	Balance Area of Plot (1-2)	1209.33
4	Deduction for Recreation Ground ( If Deductible ) 15%	---
5	Net Plot Area ( 3 - 4 )	1209.33
6	Additions for Floor Space Index	
2(a)	100% Set Back Area	---
2(b)	100% D.P.Road	---
7	Total Area ( 5 + 6 )	---
8	Floor Space Index Permissible	---
9	9a) Floor Space Index Credit available by Development	---
	Rights Additions for floor space index	
9(b)	Additional F. S. i. 0.33 as per Notification No.	---
9(d)	---% as per DCR 33 ( )	---
10	Permissible Floor Area ( As per MHADA offer letter )	0.00
11	Existing Floor Area	---
12	Proposed Built up Area	0.00
13	Excess Balcony area taken in Floor Space Index	---
14A	Purely Residential Built up area	0.00
14B	Remaining Non-Residential Built up area	---
14)	TOTAL Built-up proposed (11+12+13)	0.00
15	Floor Space Index consumed 14 / 3	---
<b>B) Details of FSI availed as per DCR 31(3)</b>		
1	Fungible Built Up Area component proposed vide DCR 31(3) for purely residential = 14A x 0.35 = 0.00	0.00
2	Fungible Built Up Area component proposed vide DCR 31(3) for Non-residential = 14B x 0.20 =	---
3	Total fungible Built Up Area vide DCR 31(3) = (B.1 + B.2)	0.00
4	Total Gross BUILT UP AREA permissible (14 + B.3)	0.00
4	Total Gross BUILT UP AREA proposed	0.00
<b>C) Tenement Statement</b>		
i)	Proposed Area ( Item A, 12 above )	0.00
ii)	Less Non Residential Area ( Shop & Office )	---
iii)	Area Available for Tenements ( i - ii )	0.00
iv)	Tenements Permissible (Density of Tenements 450/sq.ft)	0.00
v)	Tenements Proposed	0.00
vi)	Tenements Existing	---
vii)	Total Tenements on the Plot	0.00
<b>PARKING AREA STATEMENT</b>		
i)	Parking Required by Regulations for:	0.00
ii)	Covered Garages Permissible	---
iii)	Covered Garages Proposed	---
iv)	Total Parking Provided	0.00
<b>E) Transport Vehicles Parking</b>		
i)	Space for transport vehicles parking required by Regulations	---
ii)	Total no. of transport vehicles parking spaces provided	---

**PROFORMA-B**

**CONTENT OF SHEET**  
GROUND FLOOR PLAN, PLOT AREA CALCULATION, SECTION A - A' & B - B', BLOCK PLAN & LOCATION PLAN.

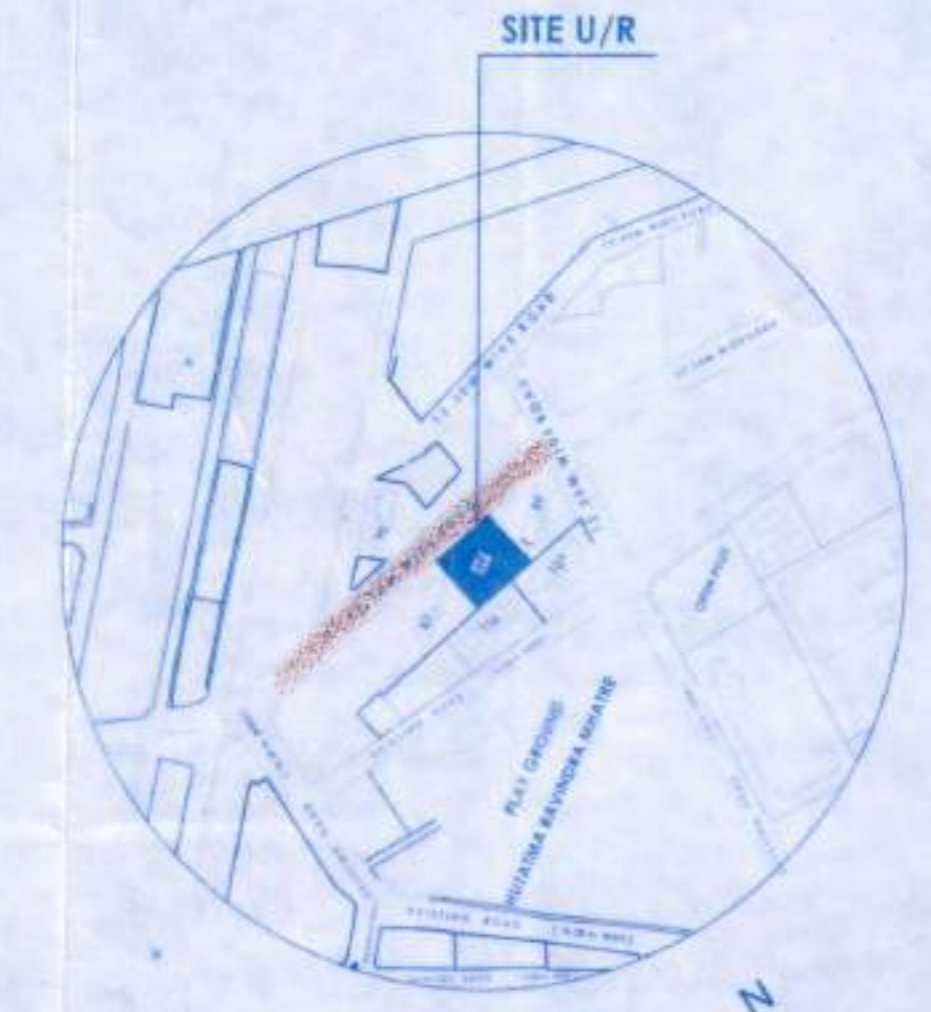
**STAMP OF APPROVAL OF PLAN**

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON \_\_\_\_\_ AND THAT THE DIMENSION OF THE SIDE ETC OF PLOT STATED ON THE PLOT ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1255.38 SQ.MT AND TALLIES WITH IS MORE THAN THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, TOWN PLANNING SCHEME RECORD.

SIGNATURE OF ARCHITECT

**DESCRIPTION OF PROPOSAL**  
PROPOSED RECONSTRUCTION OF BLDG. 85 KNOWN AS "INDRA DHANUSHYA" DD - OP. HSG. SOC. LTD. ON PLOT BEARING C. T. S. No. 356 (D) OF VILLAGE HARIYALI, AT KANANWAR NAGAR, VIKHRODI (E), MUMBAI

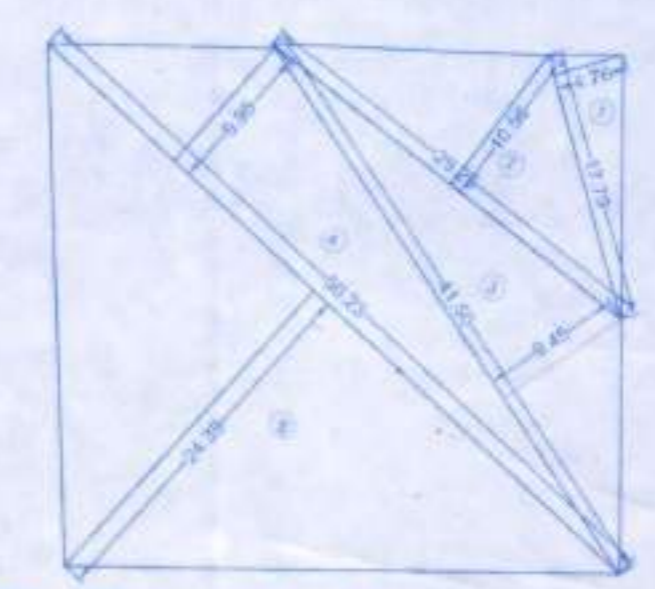
NAME OF OWNER	SIGNATURE				
M/s. ADITYARAJ BUILDERS.	For ADITYARAJ BUILDERS <i>Col</i> Partner				
JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
	1/1		DRAVAL	ANKIT	
NAME & ADD. OF ARCHITECT	SIGNATURE				
ANKIT MAKANI SHOP-05, ABHAY APARTMENT, N.R. DONBOSCO SCHOOL, LINK ROAD, BORIVALI - (WEST), MUMBAI - 400052.	<i>ANKIT MAKANI</i> Registered Architect CA/2016/78764				



LOCATION PLAN  
SCALE - 1:4000



BLOCK PLAN  
SCALE - 1:500



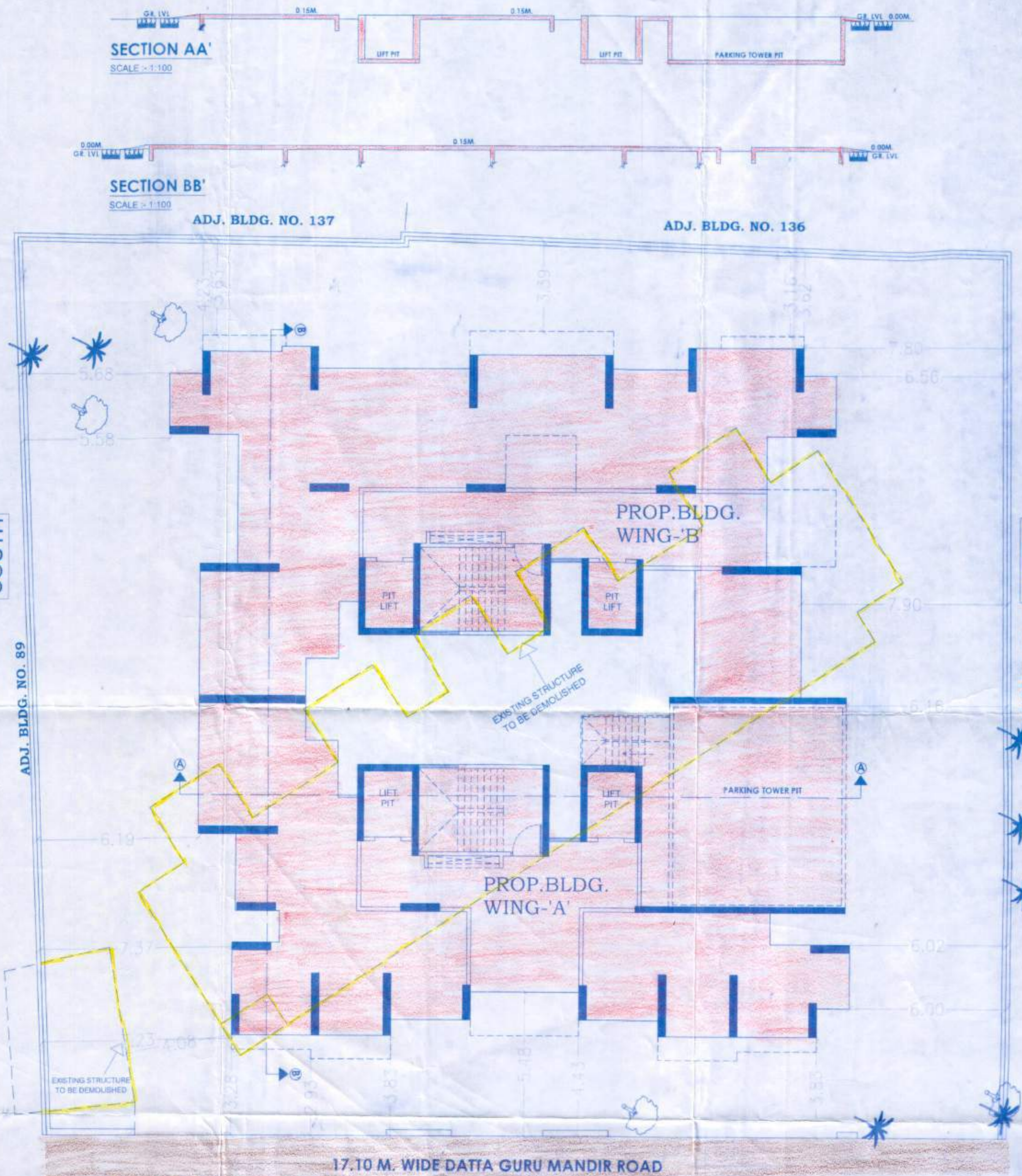
PLOT AREA LINE DIAGRAM  
SCALE - 1:500

**PLOT AREA CALCULATION**

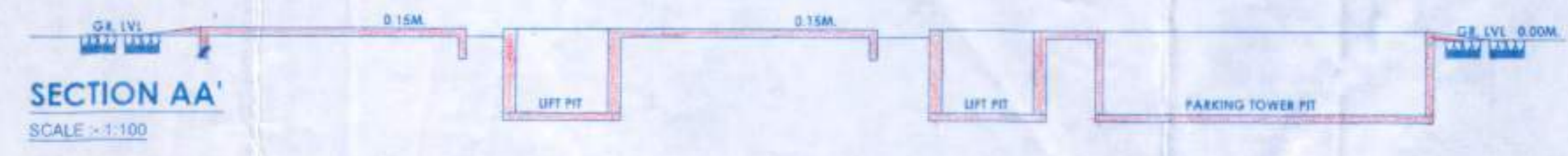
SR.NO	DIMENSION	AREA
1	17.79 X 4.76 X 0.5	= 42.34
2	29.25 X 10.56 X 0.5	= 154.44
3	41.5 X 9.45 X 0.5	= 196.15
4	50.23 X 9.95 X 0.5	= 249.89
5	50.23 X 24.39 X 0.5	= 612.55
	<b>TOTAL</b>	<b>= 1255.38</b>

Approved subject to conditions mentioned in this office Letter No. 21346/Planning Cell/GM/MHADA  
19 OCT 2019  
Ex. Engr. Bldg. Permission Cell/Greater Mumbai  
Maharashtra Housing & Area Development Authority

- NOTE**
- ALL DIMENSIONS ARE IN METRES.
  - SCALE USE
  - FLOOR PLAN 1:100
  - BLOCK PLAN 1:500
  - LOCATION PLAN 1:4000
  - THE PLANS ARE PROPOSED AS PER PROVISION OF DCR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
  - GUIDELINES ISSUED IN ECOB FOLLOWED.
  - THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.



GROUND FLOOR PLAN (WING - 'A' & 'B')  
SCALE - 1:100



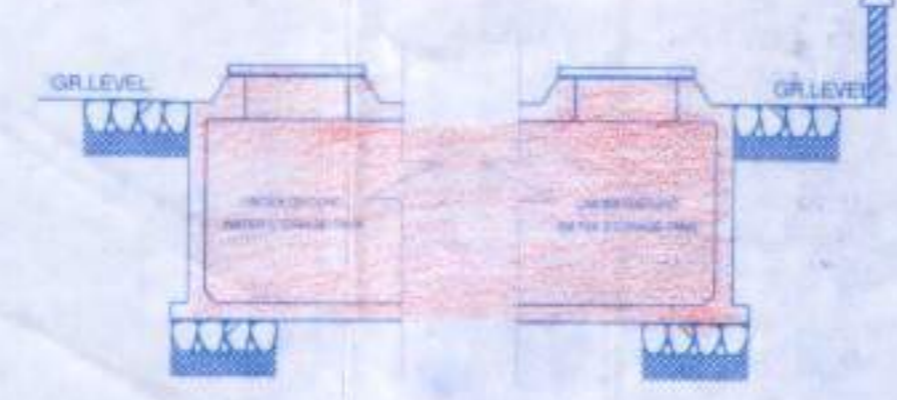
SECTION AA'  
SCALE - 1:100



SECTION BB'  
SCALE - 1:100



SECTION THROUGH COMPOUND WALL  
SCALE - 1:100



SECTION THROUGH U. G. TANK  
SCALE - 1:100