

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/ 952 /2021

Date: 07 DEC 2021



स्वातंत्र्याच्या अभूत महोत्सव

To,

M/s. Rajashree Shivkunj Developers LLP.
C.A. to society Pant Nagar Shivkunj CHSL (Bldg no. 43)
102, Karma Sandesh, Behin Populer Hotel,
Off. Hingwala Lane, Ghatkopar (East),
Mumbai - 400 075.

Sub: Proposed redevelopment of the existing building No. 43 known as "Pant Nagar Shivkunj CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

- Ref:** 1) Application of Architect dated 22/11/2021.
2) Offer letter of MB vide No. CO/MB/REE/NOC/ F-1231/1835/2021 dated 12/08/2021.
3) NOC letter for additional FSI of MB vide No.CO/MB/REE/NOC/F-1231/2713/2021 dated 03/11/2021.
4) Concession approved from Hon'ble V.P. & CEO/A vide No.ET-240 dated 10/11/2021.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 22.11.2021 and subject to compliance of following conditions-

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 IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 45 & 46 of DCR 91 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.
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.
9. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
10. That the N.O.C. from local electric supply co. shall be submitted.
11. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
13. 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.
14. Appointment of Geologist, Rain water Harvesting, Horticulturist, Electrical, Site supervisor, Public Health and Licensed plumber consultants shall be done.
15. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
16. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.
This IOA for zero FSI is valid for 1 year i.e. upto _____.
17. The society shall furnish the NOC for IOA of Mumbai Board,
18. That the society resolution for inadequate height of floor to floor of building shall be submitted.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.

2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by Architect.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.
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 N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. That the plinth shall be got checked by this office staff.
15. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks ,shall be submitted for : a) S.W.D., b) Water Works, c) Tree authority, c) Hydraulic Engineer, e) PCO, f)NOC from Electric Supply Company.
16. That the Material testing report for construction materials used at site shall be taken as per required frequency.
17. That the yearly progress report of the work will be submitted by the Architect.
18. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
19. The condition stating that indicative floor height shall be incorporated while executive sale agreement.

C. 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 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 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.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.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted before submission of B.C.C.
2. 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
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. 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.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. 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 shall not be affected if applicable.
12. That final completion plans for Completion of work on site 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 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.
15. 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
16. 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 Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.



(Anil N. Rathod)

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

Building No.43 Panmalgar Shivdurg CHS

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. 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 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.


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

SECTIONAL FLOOR PLAN
TYPICAL 2ND-5TH FLOOR PLAN
TYPICAL 6TH FLOOR PLAN
TYPICAL 7TH & 8TH FLOOR PLAN

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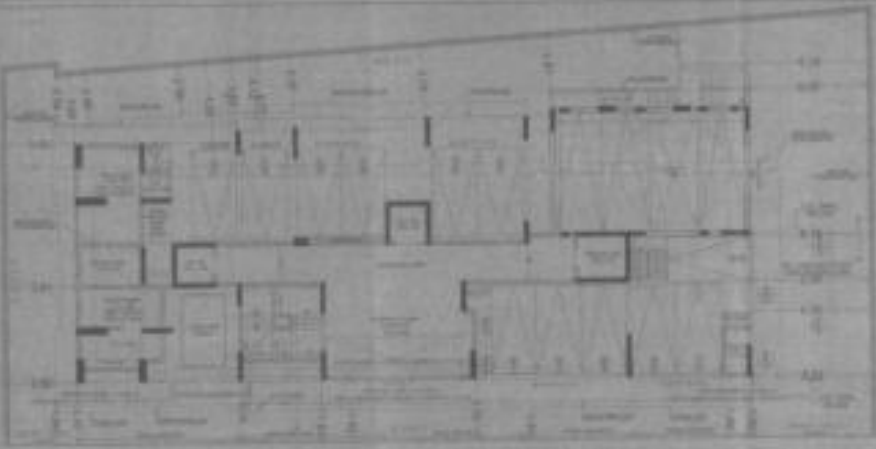
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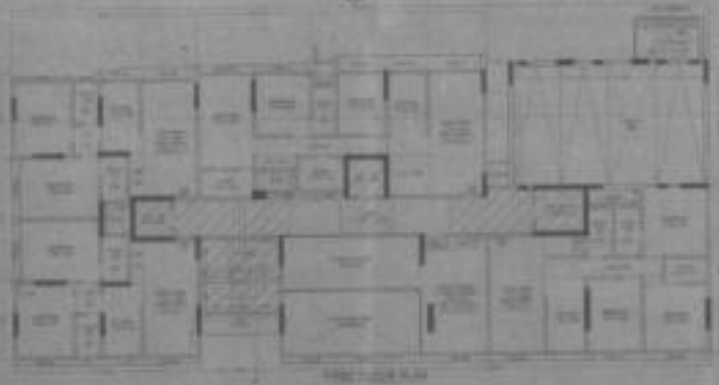
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TYPICAL 7TH & 8TH FLOOR PLAN



12TH FLOOR EXISTING ROAD

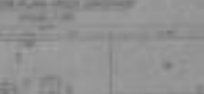
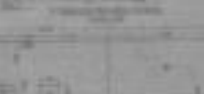
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12TH FLOOR EXISTING ROAD



12TH FLOOR EXISTING ROAD



12TH FLOOR EXISTING ROAD

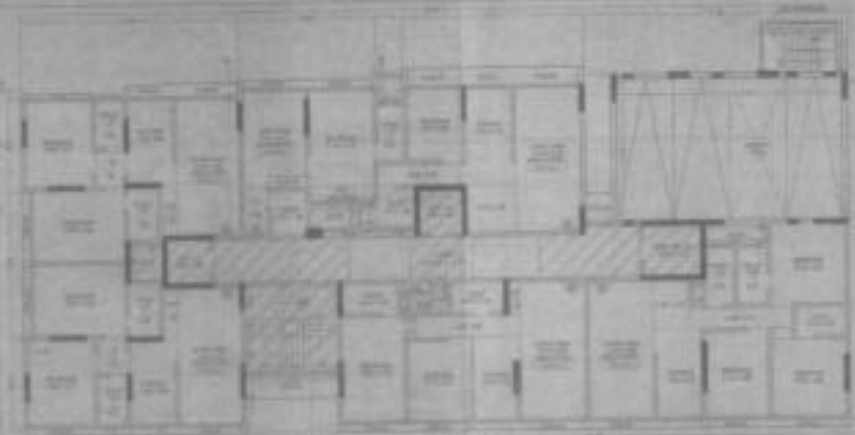


12TH FLOOR EXISTING ROAD



8th, 10th & 12th FLOOR PLAN
 BASEMENT FLOOR PLAN
 TERRACE FLOOR PLAN

Approved by the Government
 Project No. 100/100/100
 Date: 10/10/10
 Signature: [Signature]
 In the presence of: [Signature]



8TH FLOOR PLAN
 AREA: 100 SQ. M.



10TH FLOOR PLAN
 AREA: 100 SQ. M.



12TH FLOOR PLAN
 AREA: 100 SQ. M.



TERRACE FLOOR PLAN
 AREA: 100 SQ. M.



BASEMENT FLOOR PLAN
 AREA: 100 SQ. M.



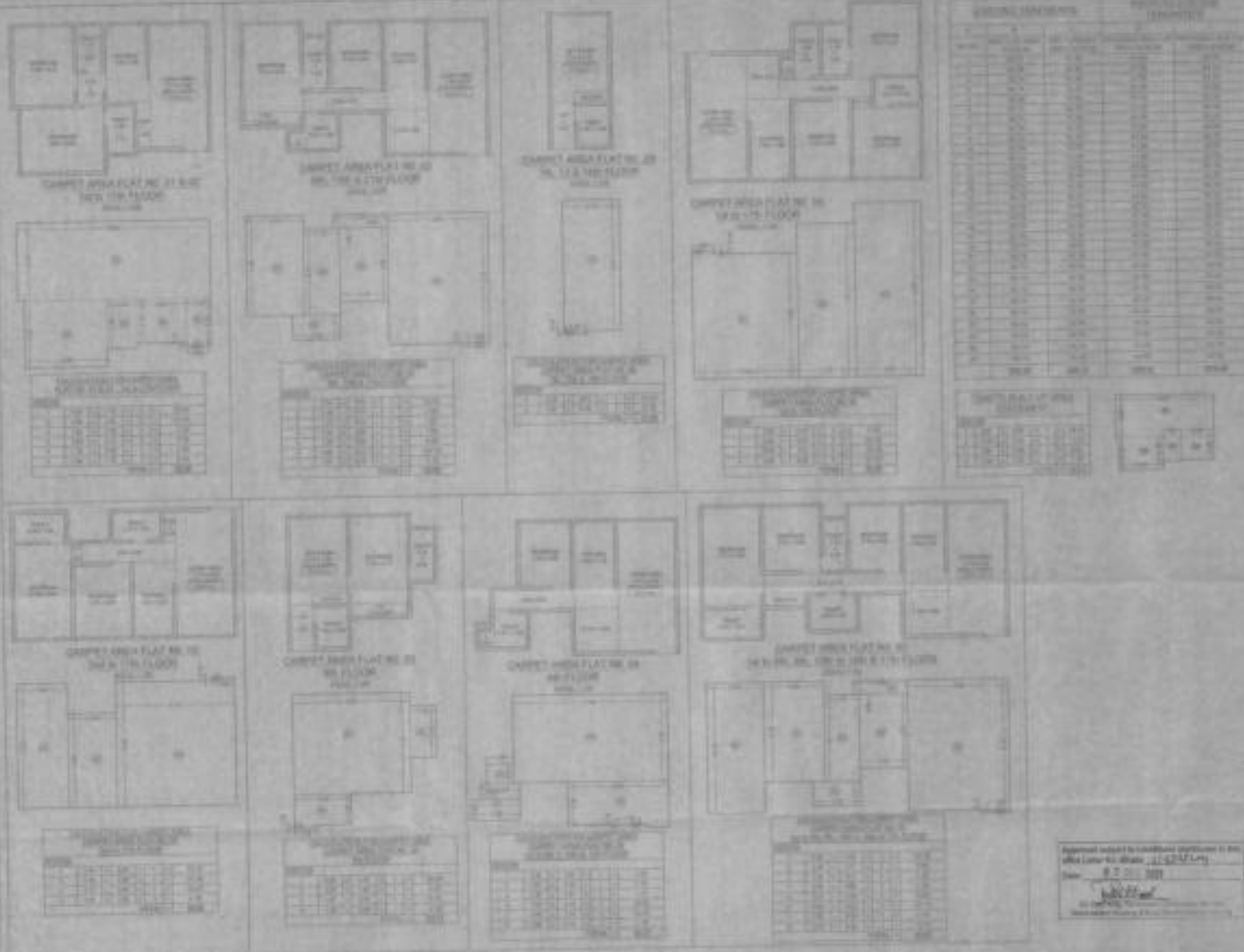
REMOVE AREA DIAGRAM FOR STRUCTURE REVISIONS
 NO. 100, 100, 100 & 100 FLOOR
 AREA: 100 SQ. M.

LIST OF WORKS
 WE REQUESTED GENERAL DEVELOPER OF
 SA TO FINISH THE WORK, SHEET
 100/100/100
 In the presence of:
 Signature: [Signature]
 Date: 10/10/10

PROPOSED WORKS
 PROPOSED WORKS IN CONNECTION OF BUILDING
 NO. 47 PUNJABI BANGLOW SOCIETY OF HOUSING
 SOCIETY LTD. ON PLOT NO. 100, 100,
 100 & 100 THE HOUSING NO. 47 SOCIETY NO.
 230 OF VILLAGE SAHIBNAGAR - KANAL AT EAST
 ROAD, SAHIBNAGAR, MUMBAI - 400 075

PREPARAS & ASSOCIATES
 ARCHITECTS & ENGINEERS
 100, 100, 100, 100
 Mumbai - 400 075

NO.	DATE	DESCRIPTION	BY	CHECKED
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2	10/10/10	REVISIONS	[Signature]	[Signature]



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LISTED OFFICER
 M/S RAJESH SHIRALI DEVELOPERS LLP
 CL TO PANTNAGAR SHIRALI CHS LTD
 (BUILDING NO. 43)

PROPOSED REDEVELOPMENT OF BUILDING
 NO. 43 (PANTNAGAR SHIRALI CO-OP. HOUSING
 SOCIETY LTD) ON PLOT BEARING CTS NO. 3881,
 RP NO. 350A T/PS GHATKOPAR (N), SURVEY NO.
 236 OF VILLAGE GHATKOPAR - KROD AT PANT
 NAGAR GHATKOPAR (E), MUMBAI - 400 075

THAKUR & RAJESH SHIRALI DEVELOPERS LLP

RAJESH & ASSOCIATES
 ARCHITECTS & ENGINEERS

DATE: 02.01.2019

Scale: 1:100

PROJECT NO. RAJESH/2018/001

DATE: 02.01.2019

PROJECT NO. RAJESH/2018/001

DATE: 02.01.2019

Prepared subject to conditions stipulated in the
 office letter to client dated 02.01.2019

Scale: 1:100

PROJECT NO. RAJESH/2018/001

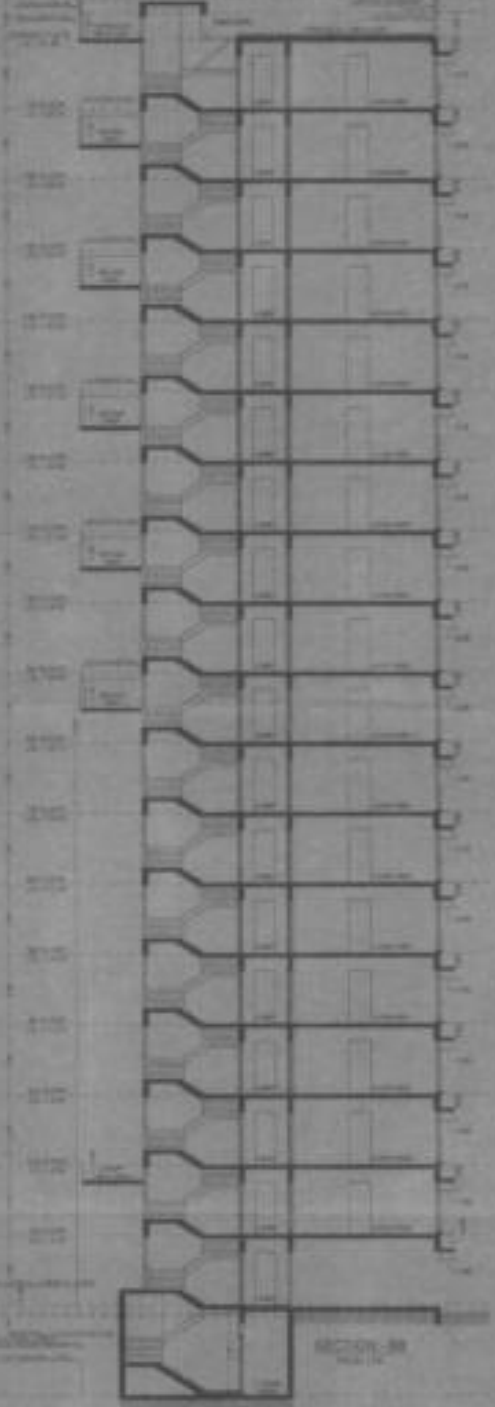
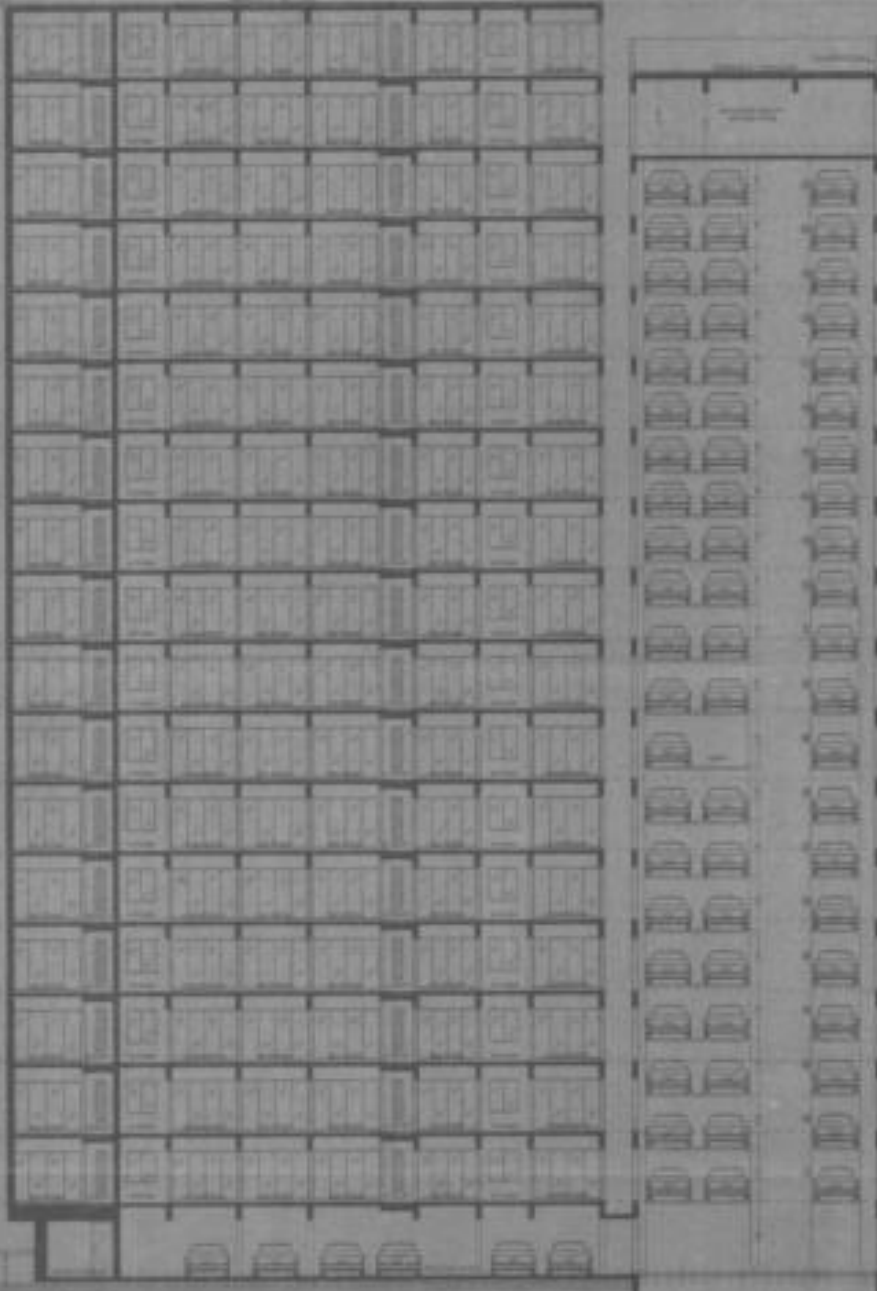
DATE: 02.01.2019

PROJECT NO. RAJESH/2018/001

DATE: 02.01.2019



DATE: 21.11.2011
BY: [Signature]



SCALE REFERENCE
B/S RAJSHREE SHEWANU DEVELOPERS LLP
C.A. 22 RAJNAGAR SHIVAJI CHS LTD
BUILDING NO. 40

IN CHARGE ARCHITECT
[Signature]

UNDER SUPERVISION OF THE ARCHITECT
PROPOSED REDEVELOPMENT OF BUILDING
NO. 40 (RAJNAGAR SHIVAJI CO-OP. HOUSING
SOCIETY LTD) ON PLOT BEARING DTS NO. 5881,
FY NO. 350A TPS GHATKOPAR N/E, SURVEY NO.
238 OF VILLAGE GHATKOPAR - KEROL AT FANT
NAGAR GHATKOPAR (C) Mumbai - 400 078

RAJESH K. GANDHARVA ARCHITECTS & ASSOCIATES
[Signature]
[Stamp]

NO.	DESCRIPTION	DATE	STATUS
1	PLAN	21.11.2011	ISSUED
2	SECTION	21.11.2011	ISSUED
3	SECTION	21.11.2011	ISSUED

