



**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-8/346 /2019

Dated : **22 JUL 2019**

To  
Tagore Nagar Anandvan CHS Ltd  
M/s. Shraddha Landmark Pvt. Ltd. C.A. to Society  
301, Sai Heritage, Tilak Road, Above Axis Bank  
Ghatkopar (E), Mumbai - 400 077.

**Sub:-** Proposed redevelopment of existing building.No.05, known as "TAGORE NAGAR ANANDVAN CHS LTD." on plot bearing C.T.S. No. 354 (pt.), 354/35 to 42 of Village Hariyali, at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083.

**Ref:-** 1. Govt. of Maharashtra Notification No.TPB-4317/629/CR-51/2015/UD-11 Dtd.23/05/2018.  
2. Application of Licensed Surveyor dated 05/07/2019.

**ZERO FSI IOA**

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dtd. 05.07.2019, and delivered to MHADA on 05.07.2019, and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 05, known as "Tagore Nagar Anandvan CHS Ltd." on plot bearing C.T.S. No. 354 (pt.), 354/35 to 42 of Village Hariyali Vikhroli, at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083, furnished to this office under your letter, dated 05.07.2019, 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.

1/6

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.
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 & OHT.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
14. 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.
15. Appointment of Geologist, Rain water Harvesting, Horticulturist, Electrical, Site supervisor, Public Health and Licensed plumber consultants shall be done.
16. Necessary deposit for erection/display of hording or the flex of size m to m for The advertisement of proposal shall be made.
17. 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 ~~21~~ JUL 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 set of plans attached herewith for your information & necessary action. The plans are approved as per offer letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1074/840/ 2019, dated 12/01/2019 & NOC issued under no. CO/MB/REE/NOC/F-1074/1024/ 2019, dated 06/07/2019 for gross plot area 766.33 sq.mt and Demarcation issued under no. EE/HKD/MB/1641/2018 dtd. 30.03.2019 (i.e. Lease area 834.57sq.mt. less 22.78 Sq. Mt).

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

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

The plans are approved as per offer letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1074/840/ 2019, dated 12.01.2019 & NOC issued under no. CO/MB/REE/NOC/F-1074/1024/2019, dated 06.07.2019 for gross plot area 766.33 sq.mt and Demarcation issued under no. EE/HKD/MB/1641/2018 dtd. 30.03.2019 (i.e. Lease area 834.57sq.mt. less 22.78 Sq. Mt).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikhroli (E). 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.

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. Demarcation issued under no. EE/HKD/MB/1641/2018 dtd. 30.03.2019 (i.e. Lease area 834.57sq.mt. less 22.78 Sq. Mt). However as per offer letter issued by Mumbai Board vide letter no. CO/MB/REE/NOC/F-1074/840/ 2019, dated 12.01.2019 & NOC issued under no. CO/MB/REE/NOC/F-1074/1024/2019, dated 06.07.2019 for gross plot area 766.33 sq.mt.

You are requested to the issue separate demarcation shall be submitted within a week period to this office.

D.A. :- As above

**(Draft Approved by Dy.Ch.E.B.P. Cell /MHADA)**

Copy submitted for information please.

Copy with plan to:

- 4) Deputy 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) Licensed Surveyor Shri Sachin K. Rakshe.

  
(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

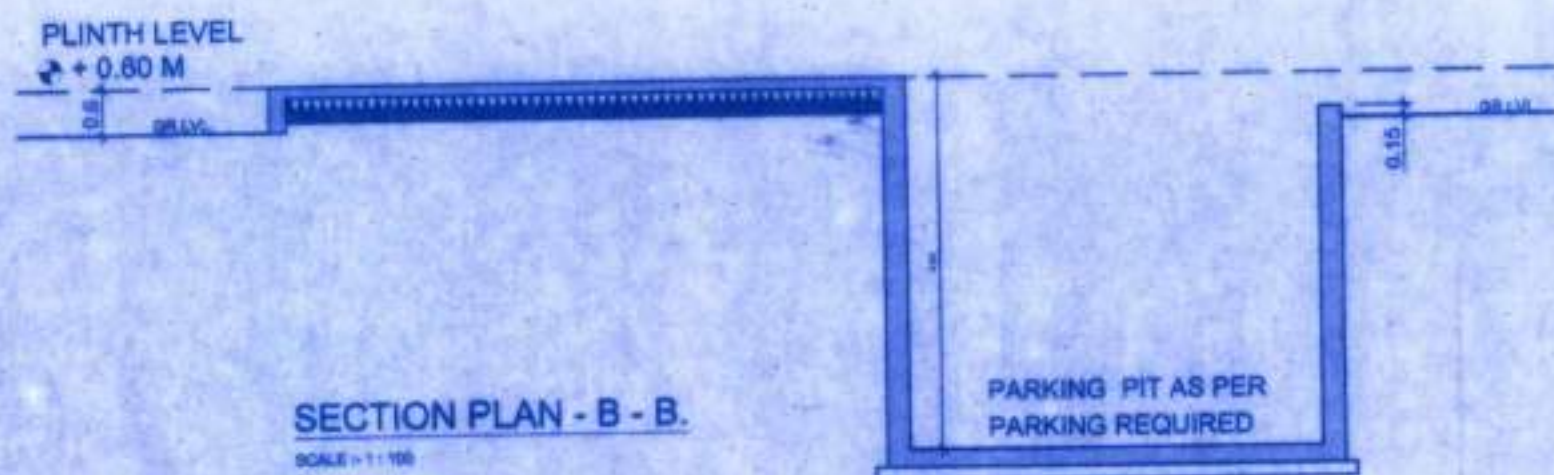
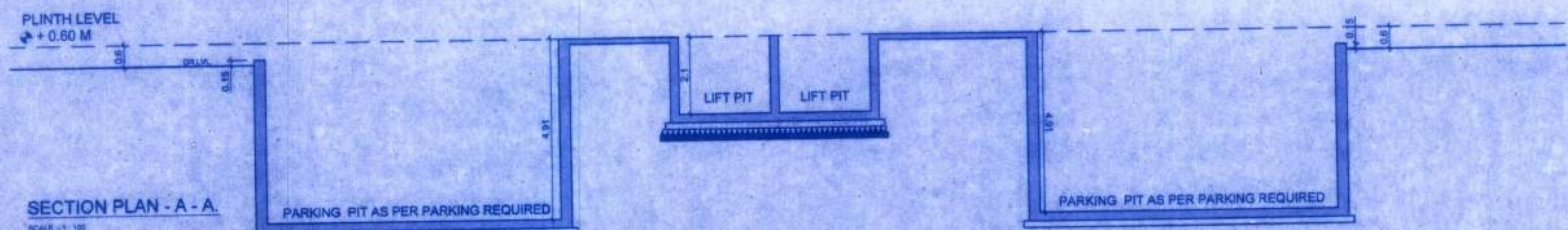
1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed 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.

A

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.**





Approved subject to conditions mentioned in this office letter No. 2/2464/2019 dated 22 JUL 2019  
Sachin K. Rakshe  
Ex. Engr. Bldg. Permission Cell, Greater Mumbai  
Maharashtra Housing & Area Development Authority

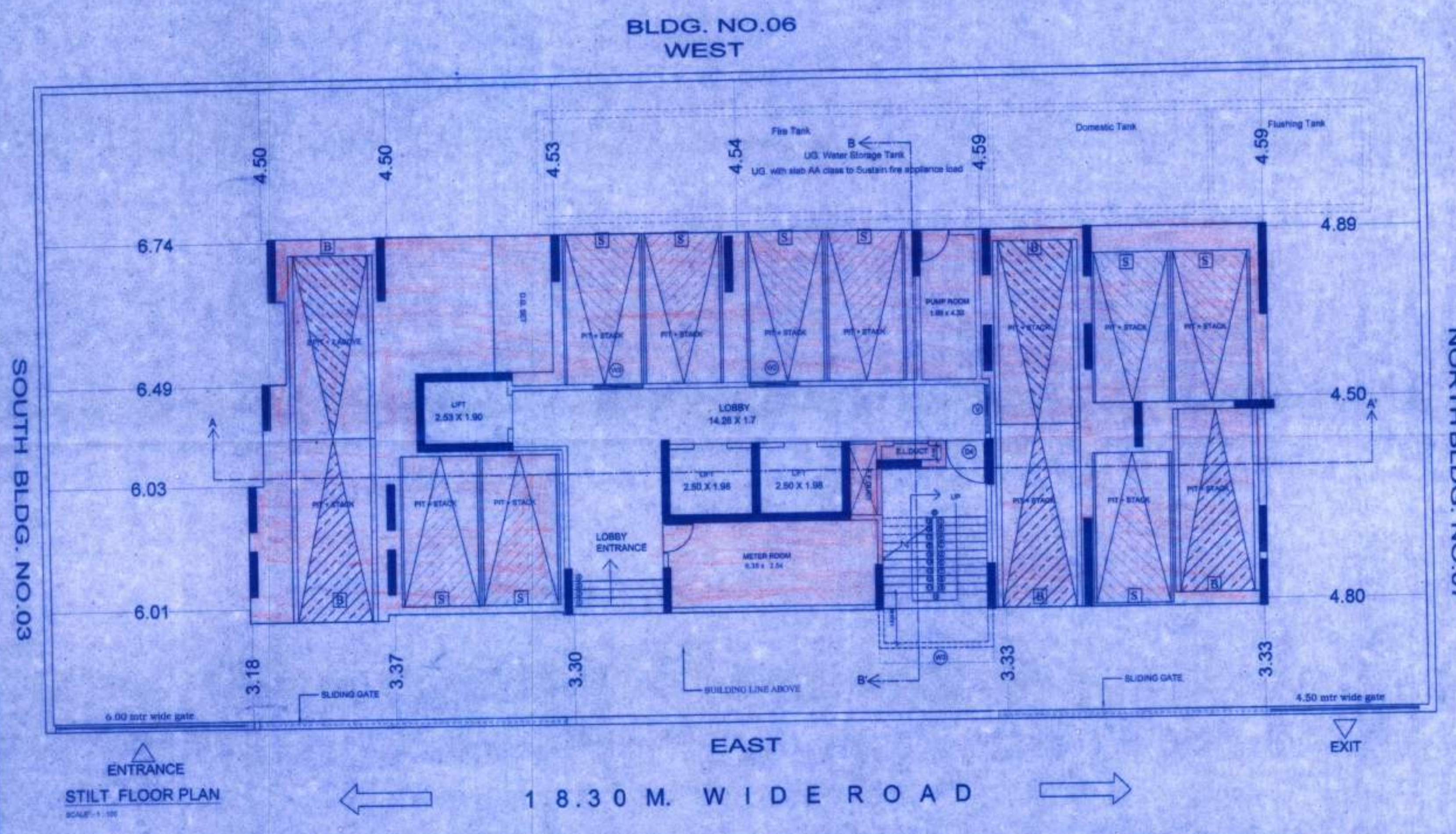


PROFORMA - A		area in sqm.
1.	a. Area of plot as per Lease deed	834.57
	b. Area of plot as per Demarcation	811.79
	c. Area of plot as per Layout	766.33
	d. Area of plot as per Mumbai Board offer letter	766.33
	e. Area of plot as per consider for F.S.I.	766.33
2.	deductions for	
	a. road setback	-
	b. proposed d.p. road	-
	c. any reservation	-
	total (a+b+c)	-
3.	balance area of plot (1-2)	766.33
4.	additions for F.S.I Propose	-
5.	road Setback	-
6.	net Area of plot	766.33
7.	permissible F.S.I	3.00
8.	a. permissible built-up area as per FSI 3.00	2298.99
	b. prorata FSI of layout	2328.00
	c. total Permissible b.u.a	4626.99
9.	proposed b.u.a	
	a. residential built-up area	-
	b. non residential built-up area	-
	c. mhada share	-
	d. excess balcony area taken into FSI	-
10.	total built-up area proposed (9a+9b)	-
11.	FSI consumed (10/6)	0.00

PROFORMA - B	
CONTENTS OF SHEET	
GROUND FLOOR PLAN, BLOCK & LOCATION PLAN SECTION A - A & B - B.	
STAMP OF APPROVAL OF PLANS	
CERTIFICATE OF AREA	

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 811.79 SQUARE METERS ( EIGHT HUNDRED THIRTY SEVEN ONLY), AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / M.H.A.D.A. RECORDS.

SACHIN RAKSHE  
LICENSED SURVEYOR R/172/L/S/2009



B. Details of FSI available as per DCR 31(3)		
	permissible	proposed
1.		
i.	fungible built-up area component permissible wide DCR 31(3) on residential (9ax35%)	---
ii.	fungible built-up area component permissible wide DCR 31(3) on non residential (9bx20%)	---
2.	total gross built-up area permissible (8c + b1 (i + ii))	---
2.	total gross built-up area proposed (10+B1)	---
3.	FSI consumed (B2/6)	---

**DESCRIPTION OF PROPOSAL & PROPERTY**  
PROPOSED DEVELOPMENT OF BLDG.NO.5, KNOW AS TAGORE NAGAR ANANDVAN CHS.LTD. ON PLOT BEARING C.T.S. NO.354(P/T) AT VILLAGE HARIYALI, TAGORE NAGAR, VIKROLI (EAST)MUMBAI- 400083.

**NAME OF OWNER**  
M/S. SHRADDHA LANDMARK PVT LTD. C.A. TO OWNER ANANDVAN CHS.LTD.  
SHRADDHA LANDMARK PVT. LTD.  
Director: RAHUL SACHIN

**NAME AND ADDRESS OF LICENSED SURVEYOR**  
SACHIN K. RAKSHE  
BE. (Civil), Licensed Surveyor (R/172/L/S/2009)

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

**archo CONSULTANTS**  
BLDG.4 GROUND FLOOR, ROOM NO 2, A-WING, SUNVEIW CHS LTD., OFF SAHAKAR THEATER, TILAKNAGAR, CHEMBUR (W), MUMBAI - 400 089.