



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/BP Cell/GM/MHADA-1/ ८०६२ /2022

Dated: 28 FEB 2022

To,

M/s. Adityaraj Buildtech

C.A. to Pant Nagar Kanchan Ganga Co. op. Hsg. Soc. Ltd.

101& 102, First Floor, Building No. 3,

Purnima Pride, Tagore Nagar, Vikhroli (East),

Mumbai:- 400 08.

Sub: - Proposed redevelopment of existing building no. 98 known as Pant Nagar Kanchan Ganga Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 184C(pt) of village Ghakoparat Pant Nagar, Ghatkopar (E), Mumbai.

Ref:- Application of Architect's inward no. ET-1802dtd.31.12.2021

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Niltdt. 28.12.2021 and the plans, Sections Specifications and Description and further particulars and details of your proposed **buildings No. 98** known as "**Pant Nagar Kanchan Ganga Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 184 C (pt) of village Ghatkopar at Pant Nagar, Ghatkopar(E), Mumbai**" furnished to this office under your letter, dated 28.12.2021, 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 the compound wall shall be construct before asking C.C.
3. That the all requisite payment fees, deposits, premium shall be paid.
4. 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.
5. 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.
6. That the Janata Insurance Policy shall be submitted.
7. That the 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.
8. 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 dtd. 15.03.2018 shall be obtained from concerned department / S.W.M. Department shall be submitted.
9. That the Bore well shall be constructed in consultation with H.E./MCGM.
10. 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.
11. That the 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) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
12. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
13. The safety measure shall be taken on site as per relevant provision of I.S. code and safety regulation
14. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
15. That the N.O.C. from local electric supply co. shall be submitted.
16. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.
17. That the permission from National Board of Wild Life (NBWL) shall be obtain as the land under reference is falls within 10 KM buffer from the boundary of Eco Sensitivity zone of thane creek flamingo sanctuary.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.
2. All the payments as intimated by Building Proposal Cell/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 Material testing report for construction materials used at site shall be taken as per required frequency.
4. That the quarterly progress report of the work will be submitted by the Architect.
5. That the Civil Aviation NOC from A.A.I. shall be submitted.

C: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.
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 kept 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 Recreational ground shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed.
 19. 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.
- This IOA valid upto **2.7.FEB.2023**


(Anil Rathod)

**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

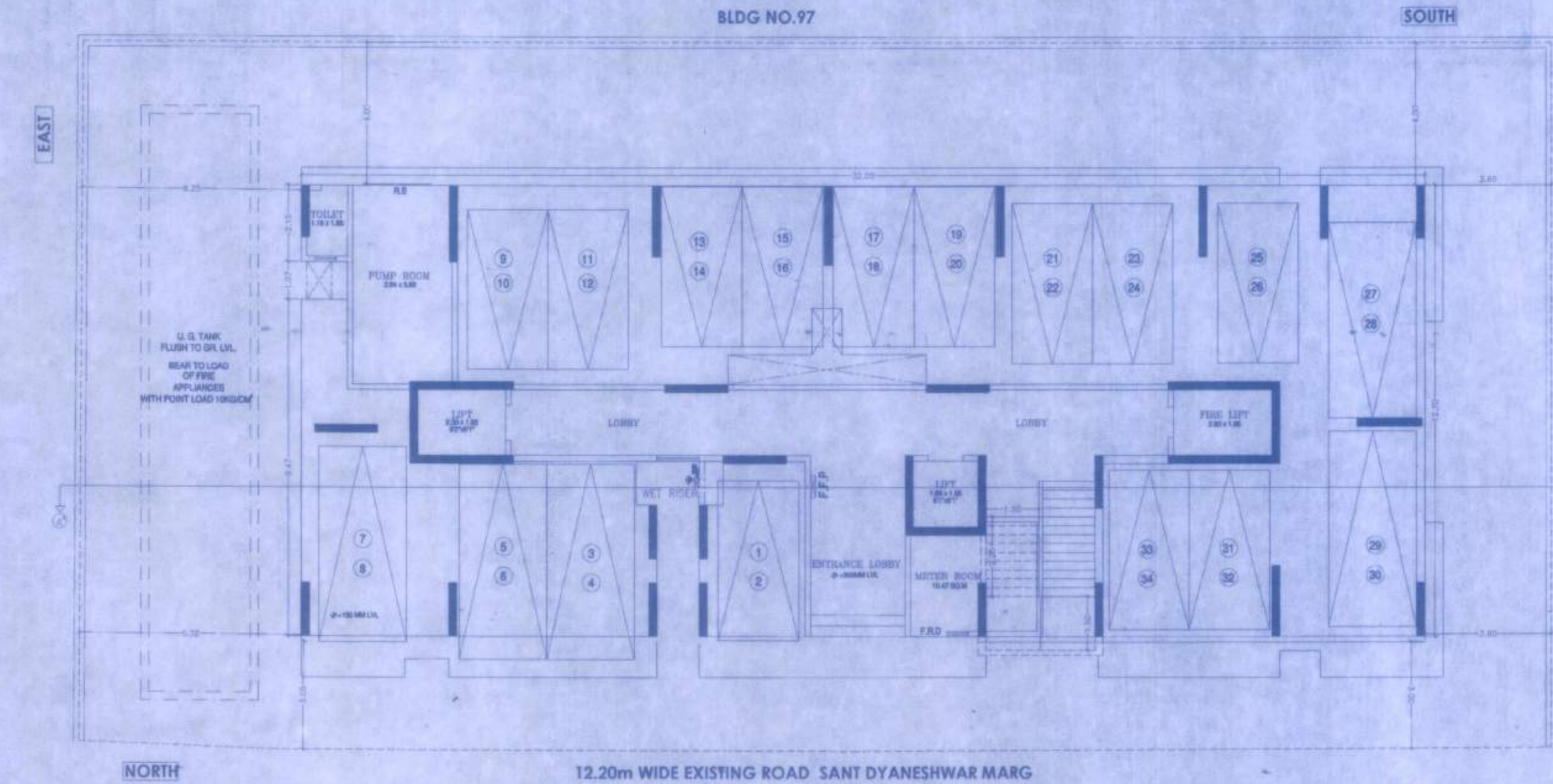
1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed 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 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. The bottom of the overhead 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 rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations 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. Louvers 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.


(Ahil Rathod)

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



GROUND FLOOR PLAN
SCALE - 1:100

FLOORS	B.U.AREA	STAIRCASE AREA	UNIT
GR.FLR	0	0	0 SQ.MT
1ST FLOOR	382.85	52.2	SQ.MT
2ND FLOOR	382.85	52.2	SQ.MT
3RD FLOOR	382.85	52.2	SQ.MT
4TH FLOOR	382.85	52.2	SQ.MT
5TH FLOOR	382.85	52.2	SQ.MT
6TH FLOOR	382.85	52.2	SQ.MT
7TH FLOOR	272.99	58.89	SQ.MT
8TH FLOOR	382.85	52.2	SQ.MT
9TH FLOOR	382.85	52.2	SQ.MT
10TH FLOOR	382.85	52.2	SQ.MT
11TH FLOOR	382.85	52.2	SQ.MT
12TH FLOOR	382.85	52.2	SQ.MT
13TH FLOOR	382.85	52.2	SQ.MT
14TH FLOOR	272.99	58.89	SQ.MT
15TH FLOOR	382.85	52.2	SQ.MT
16TH FLOOR	247.35	52.2	SQ.MT
TERRACE FLOOR	0.00	0.00	SQ.MT
TOTAL	5772.18	918.56	SQ.MT
EXCESS 7TH FLOOR REFUGE AREA	6.8	NIL	SQ.MT
EXCESS 14TH FLOOR REFUGE AREA	9.07	NIL	SQ.MT
TOTAL GROSS B.U.AREA	5788.05	918.56	SQ.MT

PROFORMA - A

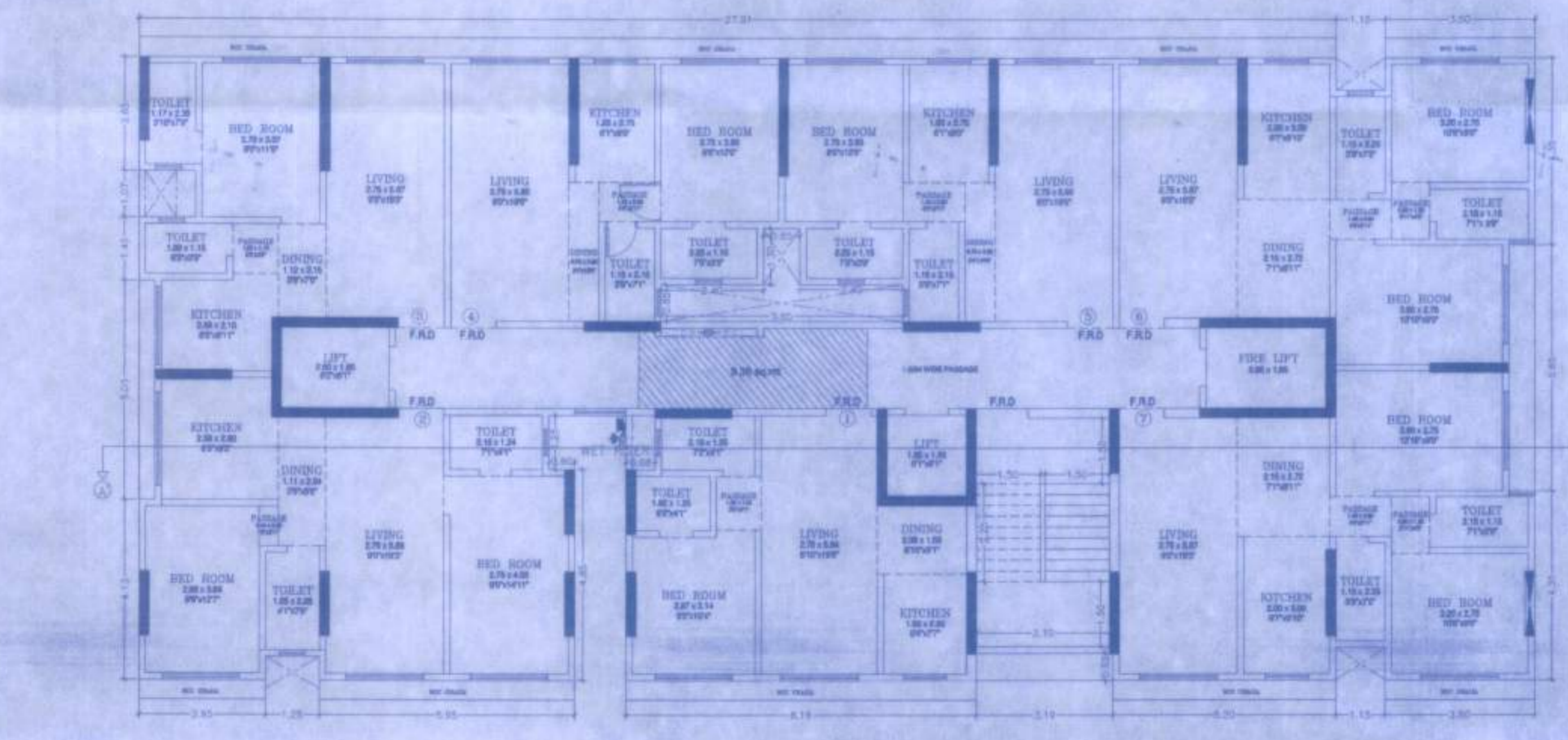
A. AREA STATEMENT	SQ.MT	SQ.MT
(a) AREA OF PLOT (as per demarcation by MUDA)		837.94
(b) AREA OF PLOT AS PER W.O.C		
2. DEDUCTIONS FOR		
(a) Road Set-back Area		00.00
(b) Proposed Road		00.00
(c) Any Irregularity OR HEIGHT SPCC		00.00
3. BALANCE AREA OF PLOT (1 minus 2)		837.94
4. DEDUCTIONS FOR THE RECREATIONAL GROUND		00.00
5. NET AREA OF PLOT (3 minus 4)		837.94
6. ADDITIONS FOR FLOOR SPACE INDEX		
(a) FLOOR (a) (attached to plot or 3 above)		00.00
(b) FLOOR (b) (attached to plot or 3 above)		00.00
(c) FLOOR (c) (attached to plot or 3 above)		00.00
7. TOTAL AREA (4+5+6)		00.00
8. FLOOR SPACE INDEX PERMISSIBLE		3.00
9. ADJUSTED AREA BY MUDA W.O.C		
(a) Existing built up area		2511.82
(b) In line of 2.307/100 to		1388.85
(c) In line of Proviso to B-55-100 sq.mt/ha to		1388.85
(d) Additional V.P. quota to 6		00.00
10. TOTAL PERMISSIBLE BUILT UP AREA (7 + 9)		4302.82
11. TOTAL PROPOSED BUILT UP AREA		4287.89
12. FS COMPLIED ON NET HOLDING = 10/3		5.11
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)		
1. NON-RESIDENTIAL FURNITURE BUILT-UP AREA COMPONENT		
(a) Non-Residential Built-up Area		00.00
(b) Permissible Furniture Area 0.30 X 837.94		00.00
(c) New Covered Furniture Area		00.00
2. RESIDENTIAL FURNITURE BUILT-UP AREA COMPONENT		
(a) Residential Built-up Area		4287.89
(b) Permissible Furniture Area 0.20 X 837.94 (after 10% free 20% in-line)		1500.36
(c) New Covered Furniture Area		1500.36
Gross permissible BUA (8(a)+8(c))		5788.05
Gross proposed BUA ((A11) + BUA)		5788.05
C. TENEMENT STATEMENT		
(a) Proposed Area		5788.05
(b) Less Deduction of Non-Residential Area		00.00
(c) Area Available For Tenements C (1) - C (4)		5788.05
(d) Tenements Permissible (Density of tenements/hectare)	000	71
(e) Tenements Proposed	000	32
(f) Tenements Existing	000	103
(g) Total Tenements for the Plot		133
D. PARKING STATEMENT		
(a) Required Car Parking By Regulation	000	18.87
(b) Required 10% Visitor Car Parking By Regulation	000	1.88
(c) Total Car Parking Required	000	20.8
(d) Car Parking Proposed As Per Concession		
(e) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(v)		10.43
(f) Total Car Parking Proposed		31.23
(g) Total Car Parking Proposed		34.00

- NOTES :-**
- 1) ALL DIMENSIONS ARE IN METERS
 - 2) SCALE USE
 - 3) FLOOR PLANS = 1:100
 - 4) BLOCK PLANS = 1:500
 - 5) LOCATION PLANS = 1:4000
 - 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
 - 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
 - 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT

CERTIFICATE OF AREA
CERTIFIED THAT AS PER DEMARCATION THE PLOT UNDER REFERENCE ON 04/08/2021 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 837.94 SQ.M. (EIGHT HUNDRED AND THIRTY SEVEN POINT NINE FOUR SQ.MT.)

SIGNATURE OF THE ARCHITECT
PROFORMA - B

STAMP OF APPROVAL OF PLANS:
Approved subject to conditions mentioned in this office Letter No. E-245-1110621/2022.
Date: 28 FEB 2022
Ex. Eng. Bldg. Purnima Colicreter Mumbai (E.S.)
Maharashtra Housing & Area Development Authority



1ST TO 6TH, 8TH TO 13TH, 15TH FLOOR PLAN
SCALE - 1:100

PERMISSIBLE	35%	TOTAL
RESIDENTIAL	4302.82	5808.54
COMMERCIAL	0.00	0.00
TOTAL	4302.82	5808.54

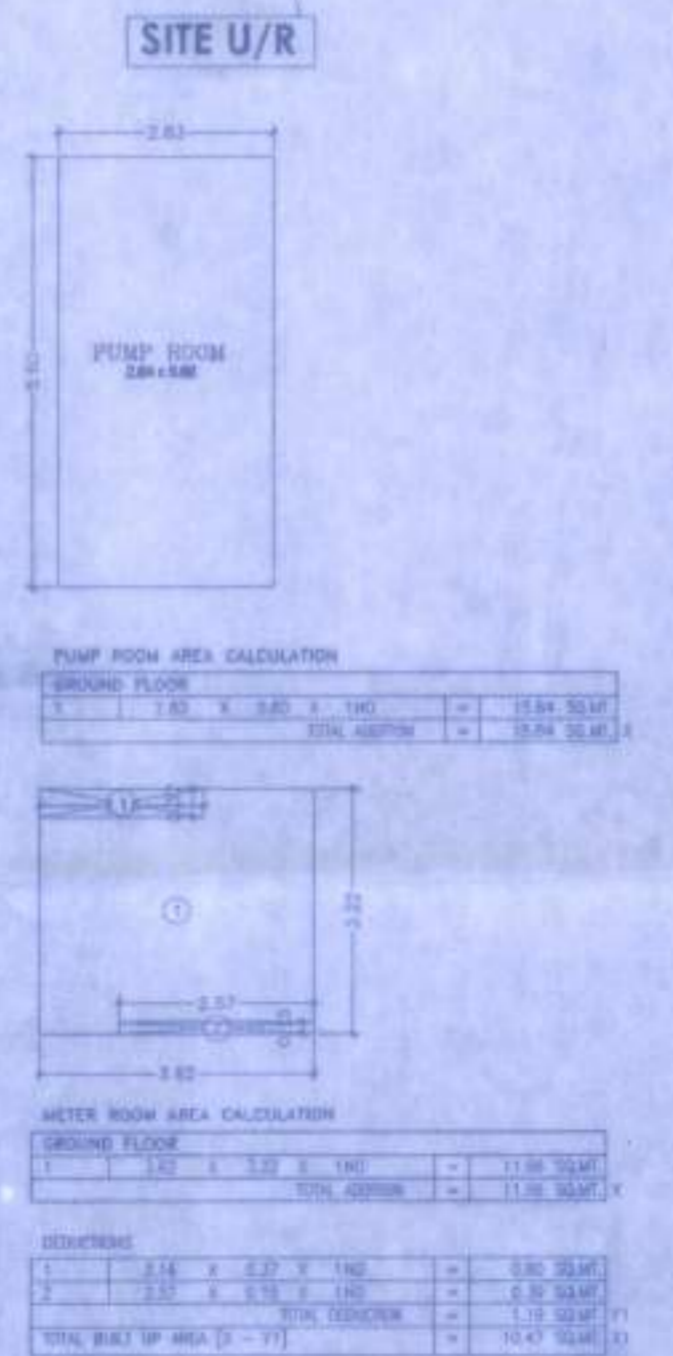
PROPOSED	35%	TOTAL
RESIDENTIAL	4287.89	5788.05
COMMERCIAL	0.00	0.00
TOTAL	4287.89	5788.05

CAR PARKING STATEMENT				
CARPET AREA SQ.MT.	REQD. PARKING AS PER D.C. RULE	NO. OF FLATS	REQ. PARKING	
BELOW 45.00	1 PARK / 8 TENE.	59 NOS	7.37 NOS	
45.00 TO 80.00	1 PARK / 4 TENE.	49 NOS	11.5 NOS	
80.00 TO 90.00	1 PARK / 2 TENE.	---	NIL	
ABOVE 90.00	1 PARK / 1 TENE.	---	NIL	
TOTAL		108 NOS	18.87 NOS.	
10% ADDITIONAL VISITOR PARKING FOR RESIDENTIAL			1.88 NOS.	SAY 2.00 NOS.
PARKING REQUIRED			20.8 NOS.	
ADDITIONAL PARKING AS PER 31 (1) (V) 50% PERMISSIBLE			10.43 NOS.	
TOTAL PERMISSIBLE			31.23 NOS. SAY (31)	
PARKING PROVIDED			34.00 NOS.	
SMALL CAR			24.00 NOS.	
BIG CAR			10.00 NOS.	



PLOT AREA LINE DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION			
1	20.69 X	5.33 X	0.5 = 55.14
2	29.77 X	11.18 X	0.5 = 166.41
3	46.31 X	8.64 X	0.5 = 200.06
4	46.31 X	17.98 X	0.5 = 416.33
TOTAL AREA			837.94

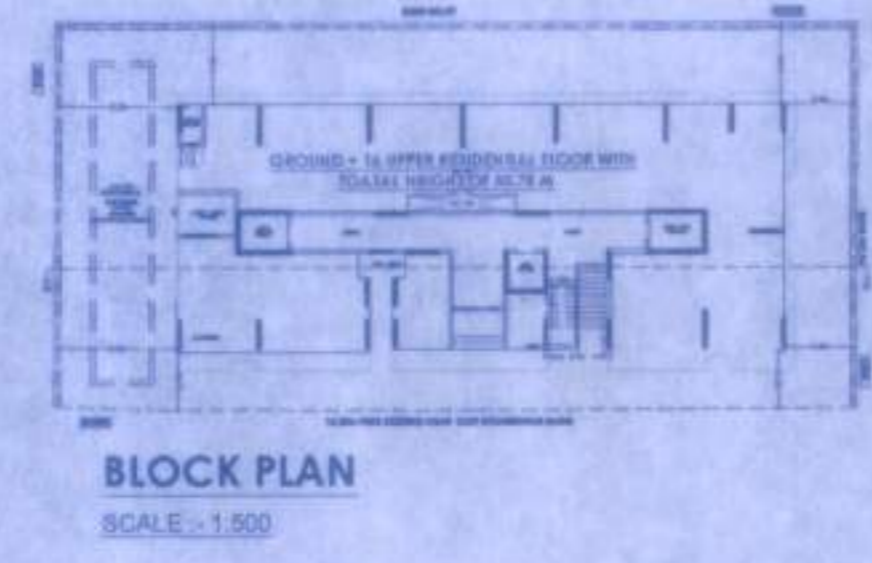


PUMP ROOM AREA CALCULATION

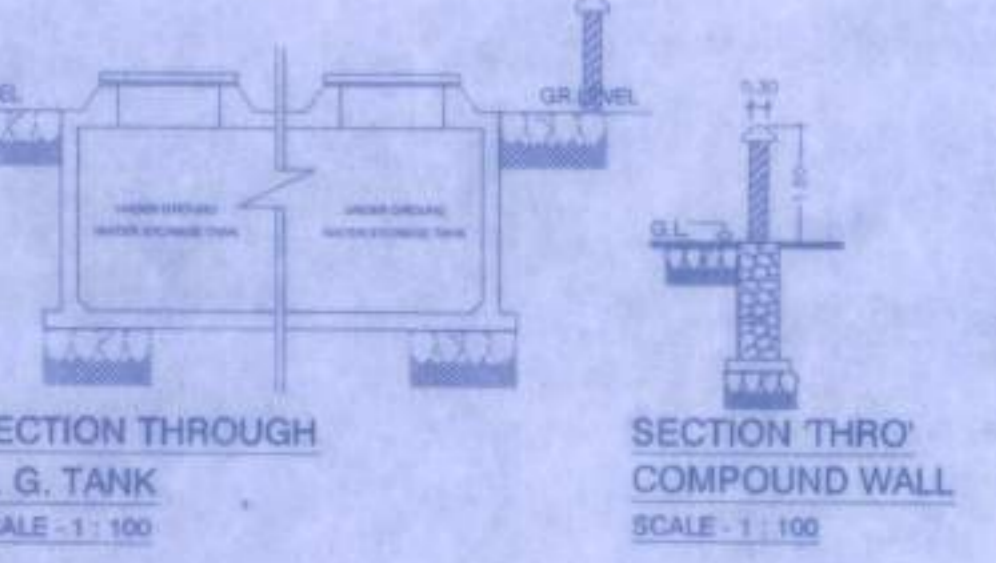
PUMP ROOM AREA CALCULATION			
GROUND FLOOR			
1	3.82 X	3.82 X	14.57 SQ.MT
2	3.82 X	3.82 X	14.57 SQ.MT
TOTAL AREA			29.14 SQ.MT

METER ROOM AREA CALCULATION

METER ROOM AREA CALCULATION			
GROUND FLOOR			
1	1.50 X	1.50 X	2.25 SQ.MT
2	1.50 X	1.50 X	2.25 SQ.MT
TOTAL AREA			4.50 SQ.MT



BLOCK PLAN
SCALE - 1:500



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

SECTION THRO' COMPOUND WALL
SCALE - 1:100

NAME AND SIGN. OF OWNER: JOB TITLE:
Proposed Redevelopment of Existing Building No. 98, Ghatkopar, Pant Nagar, Village - Ghatkopar (E), Mumbai - 400 075 Survey No. 236 - A (Part), City Survey No. 184 (Part).

For M.S. ADITYARAJ BUILDTECH
Partner

JOB NO.	DWG NO.	SCALE	DATE	DRWN BY	CHK BY	REV NO.
	1/4	AS STATED	30.11.2021	NAMITHA	ANKIT	---

ANKIT M. MAKANI
Registered Architect
CA/2016/28764
REG. NO. CAD/16/28764