

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



म्हाडा

MHADA



**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.MH/EE/BP Cell/GM/MHADA-1/1138/2022

Date : **28 JUN 2022**

To,

M/s. Adityaraj Builders & Developers

C.A. to Pant Nagar Suvarnatula Co. Op. Hsg. Soc. Ltd.

101 & 102, First floor, Bldg. No. 3, Purnima Pride,

Tagore Nagar, Vikhroli (East), Mumbai.

**Sub:-**Proposed redevelopment of existing building no. 94 known as the Pant Nagar Suvarnatula Co. Op. Hsg. Soc. Ltd. on plot bearing CTS no. 184 C(pt) at Pant Nagar, Ghatkopar (E),Mumbai -400075.

**Ref:-** Application of Architect inward no. ET – 1409 dtd. 13.06.2022.

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 10.05.2022 and delivered to MHADA on 10.05.2022 and the plans, Sections Specifications and Description and further particulars and details of your **building no. 94** known as the **Pant Nagar Suvarnatula Co. Op. Hsg. Soc. Ltd. on plot bearing CTS no. 184C(pt) of village Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai** furnished to this office under your letter dated 10.05.2022, 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 the existing structure shall be demolish before asking C.C.
3. That the compound wall shall be constructed as per demarcation issued by Mumbai board before asking C.C.
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. 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 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.
8. That the bore well shall be constructed in consultation with H.E./MCGM.
9. 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.
10. That the Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
11. That the owner shall undertake that he will 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.
12. That the all-precautionary measures shall be taken during demolition/excavation foundation & construction work.
13. That the Tree NOC/Consultant Remarks shall be submitted.
14. That the SWM NOC shall be submitted.
15. That the up-to-date paid receipts of A. A. & C. N ward shall be submitted.
16. That the NOC from NHRC shall be submitted before CC.

This IOA for zero FSI is valid for 1 year i.e. upto 27 JUN 2023

--Sd--

**(Anil N. Rathod)**  
**Executive Engineer B.P. Cell(E.S)**  
**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 MHADA NOC issued by Mumbai Board vide No.CO/MB/REE/NOC/F-1230/174/2022 dated 01.02.2022 for gross plot area 873.35 sq.mt. which includes 759.42sq.mt. as per lease deed + 113.93sq.mt. Additional land.

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 set of plans attached herewith for your information & necessary action. The plans are approved as per MHADA NOC issued by Mumbai Board vide No.CO/MB/REE/NOC/F-1230/174/2022 dated 01.02.2022 for gross plot area 873.35



## 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 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 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 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.

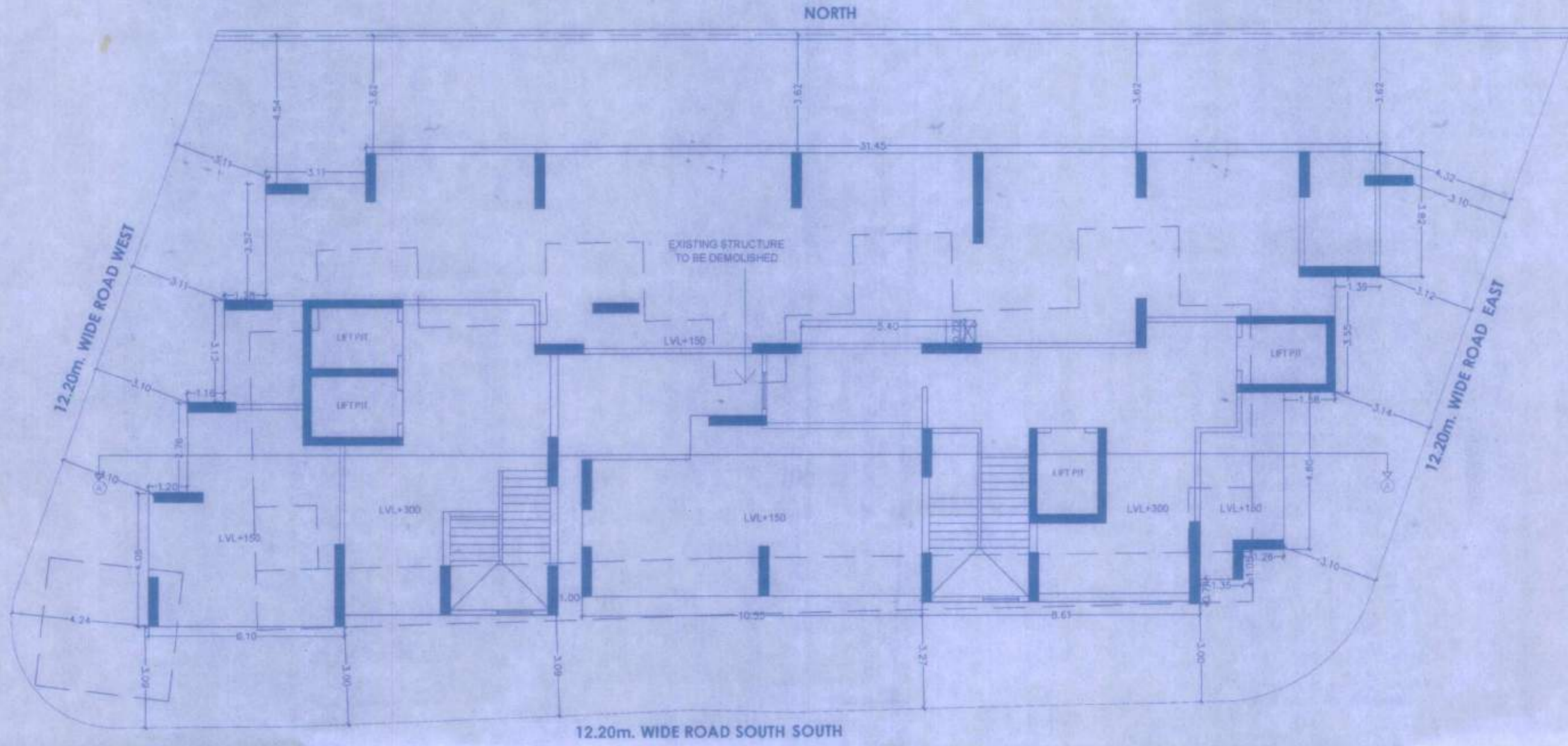
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or 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. It is to be understood that the foundations must be excavated down to hard soil.
15. 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.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.

  
(Anil N. Rathod)

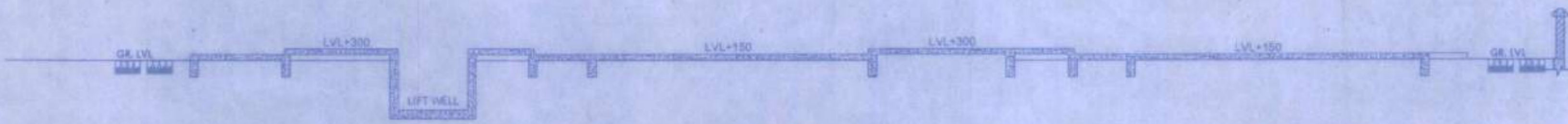
**Executive Engineer B.P. Cell(E.S)  
Greater Mumbai/ MHADA.**



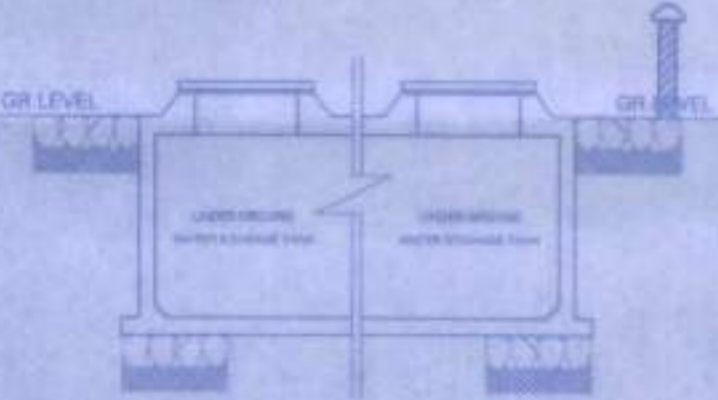




**GROUND FLOOR PLAN**  
SCALE - 1:100



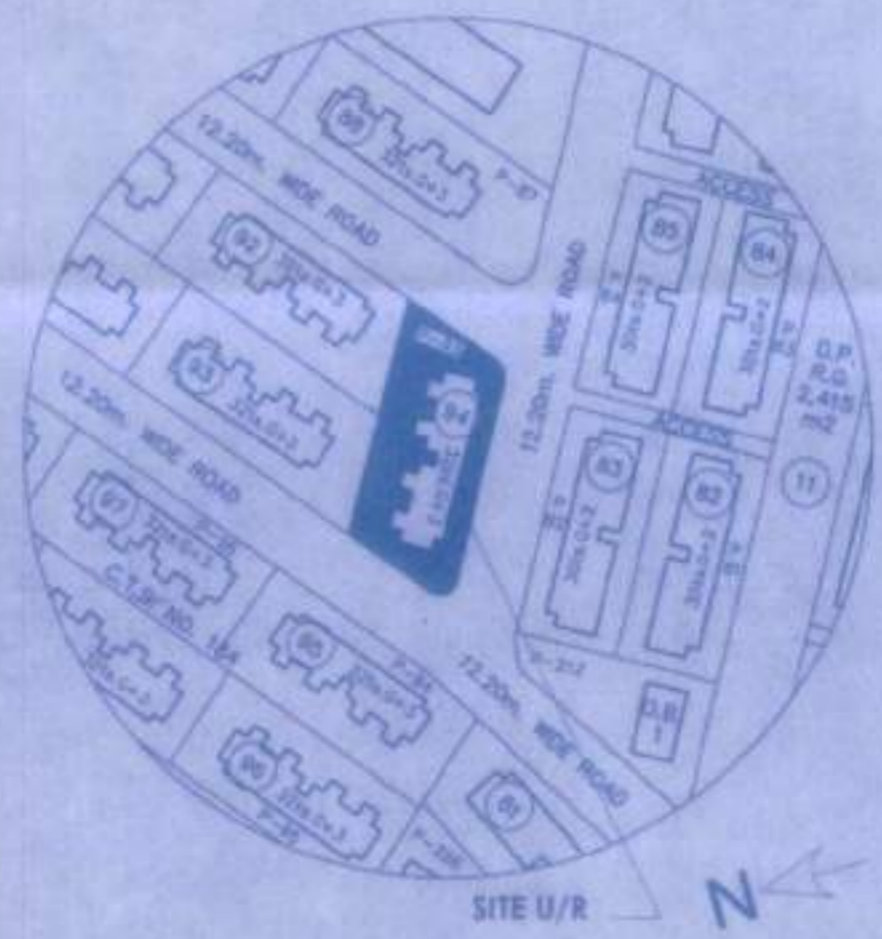
**SECTION AA'**  
SCALE - 1:100



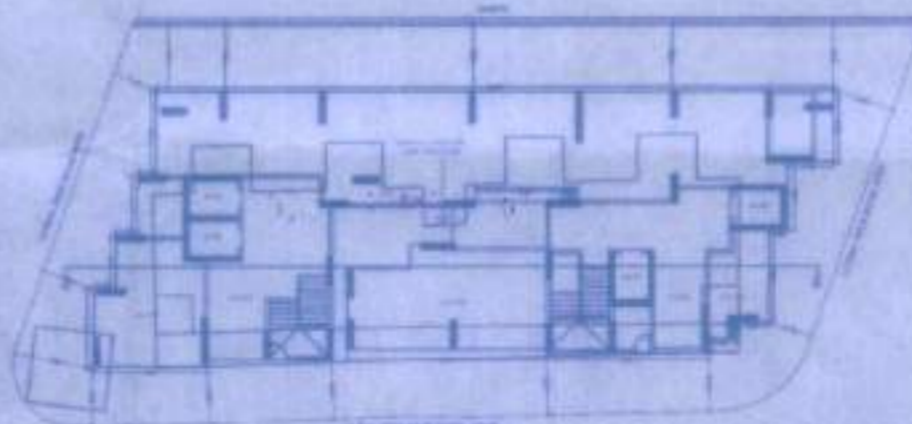
**SECTION THROUGH U.G. TANK**  
SCALE - 1:100



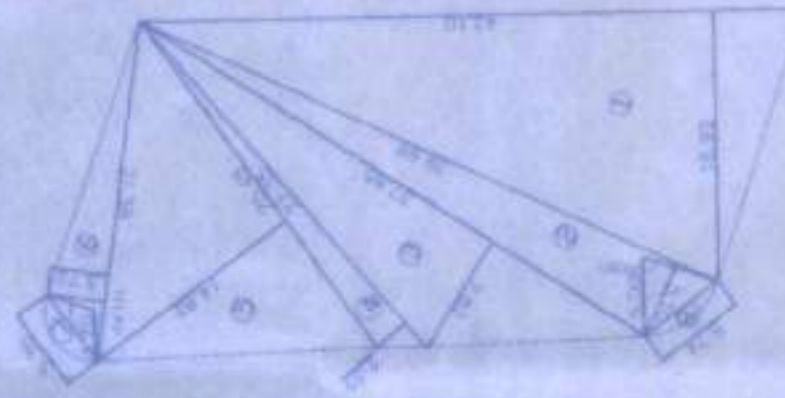
**SECTION THRO' COMPOUND WALL**  
SCALE - 1:100



**SITE U/R**



**BLOCK PLAN**  
SCALE - 1:500



**PLOT AREA LINE DIAGRAM**  
SCALE - 1:500

PLOT AREA CALCULATION			
1	42.11 X	36.92 X	0.5 = 356.166
2	39.68 X	5.10 X	0.5 = 101.184
3	37.05 X	7.82 X	0.5 = 147.2115
4	27.35 X	2.32 X	0.5 = 31.726
5	25.45 X	14.52 X	0.5 = 188.5845
6	21.36 X	3.72 X	0.5 = 39.7668
7	formula 1		= 5.25
8	formula 2		= 3.46
<b>TOTAL AREA</b>			<b>= 873.3588</b>

**PROFORMA - A**

A. AREA STATEMENT		SQ.MT	SQ.MT
1. (a) AREA OF PLOT (as per demarcation by MHADA)		873.35	
(b) AREA OF PLOT AS PER REVED LAYOUT		80.00	
2. DEDUCTIONS: FSI			
(a) Road Set-Back Area		00.00	
(b) Proposed Road		00.00	
(c) Any Reservation (as per MHTA)		00.00	
3. BALANCE AREA OF PLOT (1 minus 2)		873.35	
4. DEDUCTION FOR FSI CREATIONAL GROUND		00.00	
5. NET AREA OF PLOT (1 minus 4)		873.35	
6. ADDITIONS FOR FLOOR SPACE INDEX			
(a) 100% FSI (revised to 10% of 5 above)		00.00	
(b) 100% FSI (revised to 10% of 5 above)		00.00	
7. TOTAL AREA (5+6a+b)			
8. FLOOR SPACE INDEX PERMISSIBLE			80.00
9. ADJUSTED AREA BY MHADA R.O.C. No.			
(a) Existing built up area			00.00
(b) In lieu of 250/330 ha			
(c) In lieu of Private for 5500 sq.mt. x 32 fs			
10. Additional FSI as per 250/330			
11. TOTAL PERMISSIBLE BUILT UP AREA (7 + 8)			80.00
12. TOTAL PROPOSED BUILT UP AREA			80.00
13. FSI CONSUMED ON NET HOLDING = 12/3			80.00
<b>B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)</b>			
1. NON-RESIDENTIAL SINGLE BUILDING AREA COMPONENT			00.00
(a) Non Residential Built-up Area			00.00
i) Permissible FSI Area (6.50 x 80%)			00.00
ii) Area Claimed FSI Area			00.00
2. RESIDENTIAL SINGLE BUILDING AREA COMPONENT			00.00
(a) Residential Built-up Area (11 - 80%)			00.00
i) Permissible FSI Area (6.50 x 80%) Existing tenet free 30% height			00.00
ii) Area Claimed FSI Area			00.00
<b>C. TENEMENT STATEMENT</b>			
i) Proposed Area			00.00
ii) Less Deduction of Non Residential Area			
iii) Area Available for Tenements (C 5) - C 6)			00.00
iv) Tenements Permissible (Density of Tenements/Hectare)		000	
v) Tenements Proposed		000	
vi) Tenements Existing		000	
vii) Total Tenements On the Plot		000	
<b>D. PARKING STATEMENT</b>			
i) Required Car Parking By Regulation		000	00.00
ii) Required SR Visitor Car Parking By Regulation		000	00.00
iii) Total Car Parking Required		000	00.00
iv) Car Parking Proposed As Per Concession			
v) Maximum 50% Additional Parking Permissible as per DCPR 31(3)iv 25.20/2=13.10 PARK			00
vi) 50% Additional Parking Proposed As Per Concession		000	
vii) Total Car Parking Proposed		000	00.00

- 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 I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24/05/2021 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 873.35 SQ.M. EIGHT HUNDRED AND SEVENTY THREE POINT THREE FIVE SQ.MT.)

**PROFORMA - B**

STAMP OF APPROVAL OF PLANS.

Approved subject to conditions mentioned in this office letter No. MHADA-1/1/28/2022  
Date: **28 JUN 2022**  
*[Signature]*  
Ex. Eng. (M) Planning Cell Greater Mumbai (E.S.)  
Maharashtra Housing & Area Development Authority

NAME AND SIGN. OF OWNER: **For ADITYARAJ BUILDERS AND DEVELOPERS**  
JOB TITLE: **Partner**  
Proposed Redevelopment of Existing Building No. 94 "Suvarnatula CHS Ltd. C.T.S. No. 184 (pt), S. No. 238-A, Part Nagar, Ghatkopar (E) Mumbai-400079

CONTENTS OF SHEET:  
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U.R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G TANK, SECTION AA'

JOB NO.	DWG NO.	SCALE :	DATE	DRWN BY	CHK. BY	REV. NO.
	1/1	AS STATED	25.04.2022	NAMITHA	ANKIT	

**NORTH**

**ANKIT M. MAKANI**  
Registered Architect  
CA/2016/78764  
ANKIT MAKANI  
REG. NO. CA-02016784

94  
PN  
1  
10A