

81C

## **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.)

### **LETTER OF APPROVAL (LOA)**

NO. MH/EE/BP Cell/GM/ MHADA-22/ 1303 /2023

Date: 26 JUN 2023

To,  
Executive Engineer  
Kurla Division/ Mumbai Board  
GrihaNirman Bhavan  
Kala Nagar, Bandra (E),  
Mumbai 400051.

Subject :- Proposed Building on open plot no. 38 adjacent to the building No. 31 and 32 bearing CTS No.11 (Pt) of Village Kurla 3, Nehru Nagar, Kurla (East), Mumbai 400 024.

Owner :- MHADA

Turnkey project allotted to M/s. Jai Construction CO

Reference :- Your letter vide No. EE/Kurla/MB/ET-1595/2023 dtd- 02.06.2023

Sir,

This is to inform you that the plans for the above mentioned work submitted by you are hereby approved subject to the compliance of following conditions:

#### **A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the compound wall shall be constructed.
2. That the all requisite payment fees, deposits, premium shall be paid.
3. That the low-lying plot shall be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and shall be levelled, rolled, consolidated and sloped towards road side before starting the work.
4. That the adequate & decent temporary sanitary accommodation shall be provided for

construction workers.

5. 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.
6. 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 30 days.
7. That the Janata Insurance Policy shall be submitted within 30 days.
8. 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.
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 dtd. 15.03.2018 shall be obtained from concerned department / S.W.M. Department shall be submitted within 30 days.
10. That the Bore well shall be constructed in consultation with H.E./MCGM.
11. 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.
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 extra water and sewerage charges shall be paid to Assistant Engineer, Water Works 'L' Ward up to date.
15. That the up-to-date paid receipts of A. A. & C. 'L' ward shall be submitted.
16. That the regular/ sanctioned/ proposed road lines shall be got demarcated at site through the concerned authorities before starting the work.
17. The payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. shall be made to the Insecticide Officer of the concerned ward office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

18. That remarks from SP (P&D) for drainage connection shall be submitted.
19. That the authorized private pest control agency to give anti-larval treatment on construction site shall be appointed and conditions of circular u/No.AMC/WS/H/9346/ 29.3.2010 shall be complied with.
20. That the N.O.C. from local electric supply co. shall be submitted.
21. That the NOC from S.G./Consultant remarks shall be submitted.
22. That the qualified registered site supervisor through architect/structural engineer shall be appointed & his name and license No. duly revalidated shall be submitted.
23. That the soil investigation report from Geologist shall be submitted within 30 days.
24. That adequate care in planning, designing and carrying out construction shall be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
25. That the applicable taxes including labour welfare cess, to state/central government and local authority shall be paid.
26. That the remarks regarding rain water harvesting shall be submitted and provision shall be made in construction of the project accordingly
27. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
28. That the plinth shall be got checked by your office.
29. 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.
30. That the Material testing report for construction materials used at site shall be taken as per required frequency regularly checked by your office.
31. That the yearly progress report of the work will be submitted by the Architect.
32. That the Civil Aviation NOC from A.A.I. shall be submitted.
33. That the design and specification for mechanized parking system shall be obtain from the Consultant/Manufacturer shall be submitted.

34. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

35. That all referred work shall be checked by your office.


**B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**


1. That the dust bin will be provided.
2. That 3.00 mt. wide paved pathway upto staircase will be provided.
3. That the open spaces as per approval, parking spaces and terrace will be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
5. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
6. 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.
7. 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.
8. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
9. That final completion plans for Completion of work on site shall be submitted.
10. That one set of plans mounted on canvas shall be submitted
11. That the building completion certificate in prescribed format as certified by architect/ licensed surveyor shall be submitted
12. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall be submitted.


13. That the structural stability certificate from registered structural engineer on the project shall be submitted.
14. That the completion certificate from the licensed site supervisor appointed by MHADA on the project shall be submitted
15. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
16. 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.
17. That the final NOC from S.G. shall be submitted.
18. That DCC from licensed plumber shall be submitted with acceptance of AE (BP) Spl. Cell.
19. That No dues pending certificate from Asst. Engineer (W.W.) "L" ward shall be submitted.
20. That the certificate from A.A. & C (L Ward) regarding upto date payments of the property taxes shall be submitted.
21. That the completion certificate from Ex. Engineer (S.P.) for drainage lines and connections shall be submitted.
22. That the completion certificate from Executive Engineer (S.W.D.) shall be obtained.
23. That the debris shall be removed before submitting the building completion certificate and requisite deposit shall be paid before starting the work towards faithful compliance thereof.
24. That the completion certificate for provision of rain water harvesting as per design prepared by consultant in the field shall be submitted.
25. That some of the drains shall be laid internally with C.I. pipes.
26. That the dust bin shall be provided as per E.E's circular No. CE/9296/11 of 26.06.1978.
27. That 10 ft. wide Paved pathway upto staircase shall be provided.
28. That the surrounding open spaces, Parking spaces and terrace shall be kept open and un-built upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
29. 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

30. 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.
31. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
32. That the Recreational ground (if any) shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed.
33. 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 Mumbai Board .
34. That the certificate under 270-A of the B.M.C. Act shall be obtained from H.E.'s department regarding adequacy of water supply.

Yours Faithfully,

  
(Mohanrao Koli)  
S.E. B.P.Cell  
MHADA

  
(Amol Choudhari)  
Dy.Eng. B.P. Cell  
MHADA

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

**ISSUED**

**Copy Submitted to:-**

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.  
The above approval parameter may please be incorporated in layout while getting approval of the layout of NehruNagar MHADA Colony, Kurla. 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.
- 2) The Architect/ Layout Cell/ M.B., for information and necessary action please.  
The above approval parameter may please be incorporated in layout while getting approval of the layout of NehruNagar MHADA Colony, Kurla. 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) Executive Engineer (Kurla Division), for information and necessary action please.  
The set of plans attached herewith for your information & necessary action. The plans are approved as per proposal submitted by Mumbai Board vide no. EE/KD/MB/84/2023 dtd. 05.01.2023


The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla


. 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.**

4. Deputy Chief Engineer/ BP Cell/ MHADA
5. Asst. Commissioner 'L' Ward (MCGM)
6. A.A. & C. 'L' Ward (MCGM)
7. A.E.W.W. 'L' Ward (MCGM)
8. Architect Chandrakant Goruleof M/s. Vision Arch. for information and necessary action. It is directed to comply the remarks and conditions of LOA before starting the work and to carryout the work as per approved plans.
9. Site Supervisor, Shri. Bhagwan D. Pamnani, for information and necessary action. It is directed to obtain the soil testing before start of work and to execute the work as per sanctioned plan and regularly supervise the work and maintain the quality of material by testing the material periodically and maintain the reports of the work.

  
(Mohanrao Koli)  
S.E. B.P. Cell  
MHADA

  
(Amol Choudhari)  
Dy.Eng. B.P. Cell  
MHADA

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

**ISSUED**

