

Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation
no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL

**Intimation of Approval under Reg. 33 (9) (B) of DCPR - 2034 for BDD Chawls URS in
Brihanmumbai.**

No. MH/EE/BPC/BDD/Worli/A/ 009 /2023
Date: 20 JUN 2023

To,
The Executive Engineer, Worli(BDD/MB)
MHADA

Sub:- IOA for Slum Rehabilitation Building No.7 Proposed redevelopment of Urban
Renewal Scheme under reg-33(9) B of DCPR 2034 on property bearing C.S. No.1539
and 1540 of Lower Parel Division known as BDD Chawlk, Worli, G South Ward,
Mumbai-400018.

Ref. Architect M/s Vivek Bhole application for IOA dtd. 02.12.2022.

Sir,

With reference to your Letter dated 13-01-2023 and the plans, Sections, Specification
and Description and further particulars and details of Slum Rehabilitation Building No. 7
under Urban Renewal Scheme as per Reg. 33(9)(B), of DCPR - 2034 on property bearing
C.S. No. 1539 & 1540 of Lower Parel division, Known as BDD Chawl, situated at Worli, G-
South ward, Worli Mumbai. Furnished to me under your letter, dated 13-01-2023. I have to
inform you that the proposal of construction of the building or work proposed to be erected
or executed is hereby approved under section 45 of the Maharashtra Regional & Town
Planning Act, 1966 as amended up to date, subject to the following conditions :

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

A.1) That the Commencement Certificate us/44/69(1) of the MR & TP act, shall be
obtained before starting the proposed work.

A.2) That the compound shall be constructed, after getting the plot demarcated from the
concerned authority, on all sides of the plot clear of the road side drain without
obstruction the flow of rain water from the adjoining holding, to prove possession of
holding before the work as per DCPR 2034 Regulation No. 37(24).


A.3) That the Structural Engineer shall be appointed, and the Supervision memo as per
Appendix-9 of regulation 10(3)(ix) of DCPR 2034 shall be submitted by him.


A.4) That the Structural Design and Calculations for the proposed work accounting for



system analysis as per relevant I.S. code along with plan shall be submitted before C.C.,

Subject to your modifying your intention, as to comply, the aforesaid mentioned conditions and meet by requirement. You will be at liberty to proceed with the building or work at any time before the _____ day of _____ not so as to contravene any of the provisions of the said Act as amended aforesaid or any rule, regulations of bye-laws made under that Act at the time in force.

Your attention is drawn to the special instruction and notes accompanying this intimation of approval.


S.E./BDD Planning Cell
MHADA


Dy.E/BDD Planning Cell
MHADA


(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA


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Copy submitted for information please.


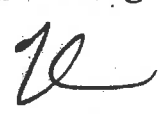
- 1) Chief Officer/Mumbai Board.
- 2) Deputy Chief Engineer/BDD Planning Cell/MHADA

Copy with plan to:

- 3) Asst. Commissioner, G/S Ward (MCGM).
 - 4) Asst. Engineer, W.W./ G/S Ward (MCGM).
 - 5) ~~Shri Sandeep Shinde & Associates.~~ *M/s Vivek Bhole Architects Pvt Ltd*
 - 6) TCC Construction Pvt. Ltd., Sumer Kendra Floor Behind Mahindra Tower, Worli, Mumbai-400018.
- For information please.


S.E./BDD Planning Cell
MHADA


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MHADA


(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA


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SPECIAL INSTRUCTIONS

- 1) In case of private plots this Intimation of Approval gives no Right to build upon land which is not your property.
- 2) Proposed date of commencement of work should be communicated to this office.
- 3) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai suburbs District as the case may be.
- 4) Necessary permission for Non-Agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-Agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the land Revenue Code and Rules thereunder.
Attention is drawn to the notes accompanying this intimation of Approval.

MDD/BP & RD Cell/A

- 5) That the construction area shall not exceed 20,000 sq. mt without obtaining NOC from MOEF.
- 6) Requisitions of regulation no. 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.
- 7) Bore well shall be constructed in consultation with H.E./MCGM.
- 8) That the work shall be carried out between 10.00 a.m. to 6.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.
- 9) Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
- 10) Necessary deposit for erection/display of hording or the flex of size ____ mt to ____ mt for the advertisement of proposal shall be made.
- 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 rise by authority or advice by authorities.
- 12) That the extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
- 13) That all requisites payment fees, deposits, premium shall be paid.
- 14) That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per motto SLP in supreme Court.
- 15) That the compliance for the Hon'ble Supreme court order regarding labour shall be submitted.
- 16) That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be atleast 60.00 cm. above the high flood level.
- 17) That the low-lying plot shall be filled upto a reduced level of atleast 92 THD or 15 cmts. Above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and stopped towards road.
- 18) That the internal drainage layout shall be submitted and got approved from concerned Dy. Engineer (MDD/BP & RD Cell/A) and the drainage work shall be executed in accordance with the approved drainage layout.
- 19) That the existing structures proposed to be demolished shall be demolished with necessary phase programme by executing agreement with eligible Rehab tenements.
- 20) That the registered site supervisor through Architect / Structural Engineer shall

be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect / Structural Engineer certifying the quality of the construction work carried out at various stages of the work.

- 21) That no construction work shall be allowed to start on the site unless labour insurance is taken out for concerned labours and the same shall be validated time to time and the compliance of the same shall be intimated this office.
- 22) That the registered undertaking from MHADA and Society shall be submitted for the following
- I. Not misusing part/pocket terrace/Free of FSI area.
 - II. Not misusing stilt.
 - III. Not misusing refuge area
 - IV. To demolish the excess area if constructed beyond permissible FSI
 - V. Handing over set back land free of compensation along with the plan
 - VI. To demolish the Site Office, Temporary structures etc. constructed on site within one month of last Rehab bldg. OCC or as may be directed by Ex. Eng.
 - VII. Not misusing Entrance Lobby.
- 23) The structural design and the quality of materials and workmanship shall be strictly as per conditions laid down in regulation 49 of DCPR 2034 amended up to date.
- 24) That you shall submit the NOC's as applicable from the following concerned authority in the office of MHADA at a stage at which it is insisted upon by the concerned Executive Engineer:

Sr. No.	NOC's	Stage of Compliance
1	A.A & C 'G/S' Ward	Before plinth C.C. of sale building
2	H.E. From MCGM	Before plinth C.C.
3	Tree Authority	Before plinth C.C.
4	Dy. Ch.Eng.(SWD)-(City) regarding internal SWD	Before further C.C.
5	Dy. Ch. Eng. (S.P.) (P & D)	Before plinth C.C.
6	Dy.Ch. Eng. (Roads) (City)	Before plinth C.C.
7	P.C.O.	Before plinth C.C.
8	BEST/TATA/Reliance Energy/MSEB/Electric Co.	Before plinth C.C.
9	E.E. (T & C) of MCGM for parking Layout & E.E. (M&E) for stack parking if applicable	Before plinth C.C.
10	CFO	Before plinth C.C.

- 25) That the design and construction of the proposed building will be done under

supervision of registered Structural Engineer as per all relevant I.S. Codes including seismic loads as well as under the supervision of Architect and Licensed site Supervisor.

- 26) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by safety Engineer / Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. and you & your concerned team shall be responsible for safety.
- 27) That you shall submit clearance from Mumbai Heritage Conservation Committee with respect to C.S. No. 1539.
- 28) That you shall submit Consultant's remarks for area & location of DG set rooms.
- 29) That you shall submit NOC for demolition of religious structures from Local Police station before demolition of existing Religious structures if affected.
- 30) If CFO suggest any amendment you shall get the amended plans approved by this office.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:-

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked and certified by the concerned Sub Engineer (MDD/BP & RD Cell / A).
- 2) That the stability certificate for the work carried out upto plinth level / Stilt level shall be submitted from the Licensed Structural Engineer.
- 3) That the quality of construction work of building shall be strictly monitored by concern Architect, Site Supervisor, Structural Engineer, Third party Quality Auditor & Project management consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That the amended Remarks of concerned authorities / empaneled consultant 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 work, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company, i) Assessment NOC from G/South ward.
- 5) That the Material testing report shall be submitted.
- 6) That the yearly progress report of the work will be submitted by the Architect.
- 7) That the C.C. of last 10% of Sale area shall not be released till the successful completion / possession of last Slum rehabilitation tenements is certified.
- 8) That the P.R.C. reflecting name of MHADA shall be submitted before asking further C.C. to Sale building.
- 9) That you shall submit Remarks / NOC's from concerned Electrical Authority regarding size and location of Sub-station.
- 10) That you shall obtain the remark regarding reservation affecting the land (Excluded portion) for C.S. no. 1540.
- 11) That you shall obtain remarks for area & location of DG set from Consultant.

C) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) All the conditions of Letter of Intent shall be complied with at stages as directed by

Ex. Eng. (MDD/BP & RD Cell/A) or before asking for Occupation Certificate of sale building.

- 2) The building completion certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That 3.00 m wide paved pathway upto staircase will be provided.
- 5) That you shall develop the layout access / D.P. Roads / Set-back land including providing street lights as per the remarks / specification MCGM and submit the completion certificate from E.E.(Road construction) as per the Remarks.
- 6) That the dustbin shall be provided as per requirement.
- 7) 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.
- 8) That the carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 9) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate / B.C.C.
- 10) That the requirements from the MSEB / concerned electric supply co. shall be complied with before asking occupational permission.
- 11) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 12) That the surrounding open space, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 13) That the name plate / board showing plot no., name of building etc. shall be displayed at a prominent place.
- 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra shall be obtained and submitted to this office.
- 15) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit / STP shall be submitted.
- 16) That stability certificate from structural Engineer is prescribed performa 'D' along with the final plan mounted on canvas shall be submitted.
- 17) That the single P.R. Cards for the amalgamated plot shall be submitted.
- 18) That layout R.G. shall be developed as approved by MDD/BP&RD Cell /A
- 19) That the N.O.C. from the A.A. & C. 'G/S' ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 20) That the list of eligible Rehab Tenements to be accommodated in the building shall be submitted in duplicate before submitting B.C.C.
- 21) The completion certificate from CFO shall be submitted.
- 22) That you submitted P.R. card and C.T.S. plan hereby clearly year marking the

- rehab plot and sale plot and Built area as per the approved layout.
- 23) That the completion certificate from E.E. (T & C) of MCGM for parking shall be submitted.
 - 24) That the completion certificate from E.E. (M & E) of MCGM for Ventilation in basement shall be submitted.
 - 25) That the completion certificate from Tree Authority of MCGM shall be submitted.
 - 26) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bldg.
 - 27) That the rain water harvesting system should be installed / provided as per the direction of SEAC & SEIAA committee's NOC and the same shall be maintained in good working condition all the time, failing which penalty of Rs. 1000/per annum for every 100 sq.mt. of built-up area shall be levied.
 - 28) That the revision of LOI scheme parameters for the increase in rehab BUA & Component shall be got approved before OCC to the Rehab Building.
 - 29) That final completion plans shall be submitted.
 - 30) That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
 - 31) 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.
 - 32) 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.
 - 33) That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
 - 34) That list of names of the eligible BDD Chawls families, with flat no etc. to whom the Rehab Accommodation is allotted shall be submitted to this office.
 - 35) That you shall submit structural stability certificate from Licensed Structural Engineer with report to Solar Panels.
 - 36) That you shall submit the registered undertaking from MHADA for Executing Tripartite agreement between MHADA, Society & Service providers for electro mechanical maintenance of lifts, pumps, firefighting devices etc and at the cost of Developers for period of 5 years or as decided by Hon. Empowered committee for Rehab buildings.
 - 37) That certificate under section 270/A of B.M.C. Act. Shall be obtained from H.E.'s department regarding adequacy of water supply.
 - 38) That you shall make provision of Electric charging point at stilt level for Electric Vehicles.
- D.THAT THE FOLLOWING CONDITION SHALL BE COMPLIED WITH BEFORE B.C.C.**
- 1) That you shall have to maintain the Rehab Building for a period of 5 years or as decided by Hon. Empowered Committee from the date of granting occupation to

- the Rehab Building no. 1.
- 2) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

Notes:

- 1) That CC for Sale building shall be controlled in phase wise manner as decided by VP / CEO (MHADA) in proportion with the actual work of rehabilitation component.
- 2) That no Occupation Permission of any of the sale wing / sale building / sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
- 3) That VP / CEO (MHADA) reserves right to add or amended or delete some of the above or all the above mentioned condition if required, during execution of Urban Renewal Scheme.

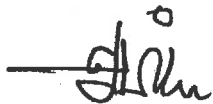
Notes

- 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 of the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- 5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage enhance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. at least 15 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 tap water has been consumed on the construction works and bills preferred against them according.
- 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 should not be started unless the compliance of abovesaid conditions is approved by this department.
- 9) No work should be started unless the structural design is submitted from LSE.
- 10) The work above plinth should not be started before the same is shown to this office Sectional Engineer BDD I Planning I MB concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- II) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- 12) All the terms and conditions of the approved layout / sub-division / amalgamation under no. should be adhered to and complied with.
- 13) No building I Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and

conditions for sanction to the layout.

- 14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Engineer of M.C.G.M including asphaltting, lighting and drainage before submission of the building completion certificate. ,
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 Sq.mtrs. below pavement.
- 18) The compound wall or fencing should be constructed elm of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- 20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in land unless the Dy. Chief Engineer (MDD/BP & RD Cell / A) is satisfied with the following:
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plots stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction. the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- 21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- 22) The bottom of the overhead storage work above the finished level of the terrace shall not be more than 1 metre.
- 23) The work should not be started above first floor level unless the No Objection Certificate form the Civil Aviation Authorities, where necessary, is obtained.
- 24) It is to be understood that the foundations must be excavated down to hard soil.
- 25) 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.

- 26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Officer. Mumbai Board.
- 27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant L.S. Specifications.
- 28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles and not to the use of plain glass for coping over compound wall.
- 29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



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