



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning 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)/GM/MHADA-9/2635/2026/IOA/1

Date : 25 August, 2026

To

VISWAJIT DHOLAM

SHOP 14 BLDG NO 51
KANNAMWAR NAGAR MUMBAI 83

Sub : Proposed redevelopment Bldg No 153 Kannamwar Nagar Shram Safalya CHS Ltd CTS No 356 pt and Survey No 113 pt Kannamwar Nagar Vikhroli East Mumbai 400083

Ref : 1. Application of architect dated 05 August, 2026

Dear Applicant,

With reference to your Notice U/ S 45(1)(ii) of MRTP Act 1966 submitted with letter No. MH/EE/(BP)/GM/MHADA-9/2635/2026/IOA/1 dtd. 05 August, 2026 and delivered to MHADA on 05 August, 2026, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed redevelopment Bldg No 153 Kannamwar Nagar Shram Safalya CHS Ltd CTS No 356 pt and Survey No 113 pt Kannamwar Nagar Vikhroli East Mumbai 400083. furnished to this office under your letter, 05 August, 2026 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 under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
- 2 That the following consultant shall be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall be submitted before C.C. a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water, SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist.
- 3 That this IOA shall not be used as an instrument for vacating the existing occupants without following due process of law.
- 4 That the Notice in the form of Appendix 13 of DCPR-2034 (Work Start Notice) shall be submitted
- 5 That the requisitions of Reg. 49 and 50 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.
- 6 That the Board shall be displayed showing details of proposed work, Name of owner, developer, architect, RCC consultant etc.
- 7 That the Janata Insurance Policy shall be submitted.
- 8 That the development charges as per MRTP Act 1966 (Amendment from time to time) shall be paid before C.C.
- 9 The work of demolition of existing structure shall be carried out under strict supervision of Architect and RCC consultant.
- 10 That the permission from collector (MSD) for excavation for foundation shall be obtained.
- 11 That the NOC from Tree Authority shall be submitted. That in case of no cutting of trees, Self-certification by consultant shall be submitted.

- 36 That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.
- 37 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted
- 38 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 39 That the Naval / COD NOC shall be submitted if applicable.
- 40 That the MOEF NOC shall be submitted. If construction area of subjected building is more than 20000 m2. That the MOEF NOC shall be submitted. If construction area of subjected building is more than 20000 m2.
- 41 That the road status / RL shall be submitted.
- 42 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.
- 43 That the Compound wall is to be constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of your holding before starting the work as per D.C. Reg. no. 37(24)(1).
- 44 That the specification for layout / DP Road/ or access roads/ development of setback land shall be obtained from EE Road Construction (WS) K/WEST before starting the construction work and the access and setback land will be developed accordingly including providing street lights and SWD the completion certificate shall be obtained from EE(____)/EE(SWD) of WSZ-____/EE(T&C) before submitting O.C.C.
- 45 That the structural design including provision of seismic /wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.
- 46 That the regular / sanctioned / proposed lines and reservation shall be got demarcated at site through A.E. (Survey)/ EE(T&C) /E.E.D.P/DILR before applying for C.C.
- 47 That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will be obtained from Ward Officer that the ownership of the setback land will be transferred in the name of M.C.G.M before C.C.
- 48 That the Indemnity Bond indemnifying the MHADA for damages risks accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. / starting the work.
- 49 That all the conditions stipulated in MHADA NOC letter bearing no.CO/MB/REE/NOC/F-1538/1546/2024 dtd.05.07.2024 and MHADA offer letter bearing no. CO/MB/REE/NOC/F-1538/453/2024 Dt. 23.02.2024. shall be complied with.
- 50 That the condition stipulated in the layout approval letter shall be complied with.
- 51 That the conditions specified and stipulated in the lease agreement shall be adhered to and complied with.
- 52 That the regd. u/t. from the developer to the effect that meter cabin, stilt Portion, society office, servants toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.
- 53 That the CTS plan and P.R. Card area written in words through SLR shall be submitted before C.C.
- 54 That the building will be designed complying requirements of all the relevant I.S. Code including I.S. Code 1893 for earthquake design, the certificate to that effect shall be submitted from structural Engineer.
- 55 That the NOC from Tree authority shall be submitted and requirements therein shall be complied with before requesting for C.C.
- 56 CRZ / MCZA NOC shall be submitted if applicable.
- 57 Approval for relocation of RG / OS shall be submitted & conditions mentioned therein shall be complied.
- 58 That the MHADA under Reg. no. 12(6) of DCPR 2034 read with Section 51 of MRTP Act, Hon'ble VP & CEO/MHADA can revoke the given permission if it is noticed that there had been any false statement or any misrepresentation of material fact on the basis of which the development permission was issued.
- 59 That the following consultant shall be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall be submitted before C.C. a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water, SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist.

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 over head 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.