

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-8/ 1375 /2023

Dated **20 DEC 2023**



ETC Cell,
M. H. & A. D. Authority
Inward No.: 3660
Date: 21.12.2023

का. अ. / इपक (बु क्षेत्र)	
जायका	दिनांक
ET-2180	21 DEC 2023

To,
Shri. Surendra Borale
Municipal Architect
3rd floor, Engineering Hub Building,
Dr. E. Moses Road, Worli, Mumbai-400018

Sub: - Redevelopment of conservancy Staff Quarters (Amrapali), on plot bearing CTS No. 179(pt) of Village Hariyali at Tagore Nagar, Vikroli (East), Mumbai -400024 in S ward under AshrayYojana Cell.

Name of the Applicant: Brihanmumbai Municipal Corporation (BMC)

Ref:- 1. Approval of concession by Hon'ble V.P. & CEO/A U/No. ET-488 dt. 21.11.2023.

2. NOC from Mumbai Board U/No. CO/MB/REE/NOC/F-1441/1802/2023 dt. 28.06.2023.

3. NOC from Mumbai Board U/No. CO/MB/REE/NOC/F-1441/2893/2023 dt. 09.11.2023.

4. Application of Municipal Architect for LOA U/No. Ch.E./M.A./1826/I dt. 28.09.2023.

Sir,

With reference to the above, I have to inform you that, the plans submitted for approval of LOA (letter of approval) for Municipal Staff Quarters by you for the above mentioned proposal are approved, subject to compliance of the following conditions:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK ON 'PLOT UNDER REFERENCE' :-

1. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation - 5(3) (9) shall be obtained by him.
2. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be obtained.
3. That the Janata Insurance Policy shall be obtained.

4. 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.
5. 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.
6. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
7. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
8. That the applicant shall deploy the construction labours as per provision of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
9. That the quarterly progress report of the work shall be obtained from M.A.
10. That the existing structures shall be demolished if any before starting of work.
11. That the anti-termite treatment shall be provided at site during the execution of work.
12. That the Remarks/NOC from Hydraulic Engineer for the proposed development shall be obtained and requirements if any, shall be complied.
13. That the payment of bill of A. A. & C. 'S' ward shall be made.
14. That the Remarks/NOC from Electric Distribution Company shall be obtained and conditions/requirements mentioned therein shall be complied.
15. That the work will be strictly as per approved plan and in conformity with the D. C. P. Regulations in force.
16. That the adequate safety precautions and measures shall be observed to avoid any mishaps/accidents/untoward incidents etc. throughout during course of construction.
17. That the decent adequate & decent temporary sanitary accommodation shall be provided for construction workers.
18. That pest control shall be carried out as per requirement throughout the execution period of work.
19. That the work shall be carried out under supervision and guidance of a BMC staff of execution/user department.
20. That the minimum Nuisance to the neighborhood, during construction activity shall be observed.
21. That the bore well, if any, shall be constructed in consultation with H.E./PCO.
22. That the necessary remarks for construction of S.W.D. shall be obtained from EE(SWD).
23. That the excavation permission from the respective collector office shall be obtained and conditions therein shall be complied.

24. That the guidelines for Reduction of Air pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the dimensions of the plinth shall be verified as per approved plans by the staff of M.A. & in case of discrepancies with respect to approved plans, amended plans shall be submitted and got approved.
2. That the plinth stability certificate from licensed Structural Engineer/ competent authority of BMC shall be obtained.
3. That the Civil Aviation NOC for permissible height shall be obtained.
4. Carriage Entrance NOC shall be obtained.

C: GENERAL CONDITIONS TO BE COMPILED BEFORE CERTIFYING COMPLETION :-

1. That the final N.O.C. from CO(MB)/MHADA (Consent to OCC) shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.
2. That the surrounding open spaces as per approval, parking spaces shall be properly consolidated, paved with concrete, asphalt, sloped and drained.
3. That the carriage entrance across road side drain shall be provided.
4. That the footpaths, roads, etc. damaged during construction shall be repaired, reinstated in usable conditions.
5. That 10' wide paved pathway up to staircase shall be provided.
6. That some of the drains will be laid internally with C.I. Pipes.
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 every part of the building and more particularly, overhead tank shall be provided with a proper access for the staff of Insecticide officer with a provision of temporary but safe and stable ladder etc.
9. That the parking spaces as per approved plans shall be provided.
10. That the final Completion certificate from E.E. (S.P.) P & D shall be obtained.
11. The SWD completion certificate shall be obtained from EE (SWD).
12. That the Final NOC from S.G. shall be obtained.
13. That the completion certificate/final NOC from CFO shall be obtained.
14. That the certificate from lift inspector of PWD department, regarding satisfactory installation and operation of lift shall be obtained.
15. That the street connection shall be carried out in consultation with AE (Maint) of Concerned Ward.

16. That the Structural Stability Certificate from the Licensed Structural Engineer/competent authority of BMC, for completed works shall be obtained.
 17. That Site supervisor certificate for quality of work and completion of work shall be obtained.
 18. That the provision of Rain water harvesting as per design prepared shall be made to satisfaction of concerned authority.
 19. That the certificate of 270-A for water connection shall be submitted.
- VP & CEG/MHADA has appointed Executive Engineer (BP Cell) ES, MHADA, to exercise his powers and functions of the Planning Authority under section 45 of the said act.

--Sd--

(Prashant D. Dhatrak)
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 plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1441/1802/2023 dt. 28.06.2023 & CO/MB/REE/NOC/F-1441/2893/2023 dt. 09.11.2023. for gross plot area 1596.82 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikroli(East). 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 plans for information and necessary action please.

- 2) The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1441/1802/2023 dt. 28.06.2023 & CO/MB/REE/NOC/F-1441/2893/2023 dt. 09.11.2023. for gross plot area 1596.82 Sq. Mt.

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A set of approved plans for information and necessary action please.


3. Copy to Executive Engineer Kurla Division/Mumbai Board for information & necessary action: -

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1441/1802/2023 dt. 28.06.2023 & CO/MB/REE/NOC/F-1441/2893/2023 dt. 09.11.2023. for gross plot area 1596.82 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikroli(East). 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.

Copy submitted For information please.

Copy to: 4) Dy. Chief Engineer/ B.P. Cell/MHADA
5) Chief ICT Officer/A for information & Upload on MHADA website.
6) Asst. Commissioner 'S' Ward (MCGM)
7) A.A. & C. 'S' Ward (MCGM)
8) A.E.W.W. 'S' Ward (MCGM)


(Prashant D. Dhatrak)
Executive Engineer/B.P. Cell(E/S)
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.
7. That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

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 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. 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 rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections 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.


(Prashant D. Dhatrak)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA.