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 APROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-9/2654/2026/IOA/1 Date : 16 November, 2026

To

M/s. SHRADDHA PLATINUM
BUILDERS AND DEVELOPERS

A|2OO5, Station Plaza, Station Road,
Bhandup (West), Mumbai-4O0078.

Sub : Proposed Joint Redevelopment of existing building no.44, known as K.N.Mangalmurti CHSL along with Office Building no.9 on plot bearing C.T.S.No.356(pt),Village-Hariyali at Kannamwar Nagar MHADA Layout,Vikhroli (East), Mumbai-400083

Ref : 1. Application of architect dated 24 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 -9/2654/2026/IOA/1 dtd. 24 August, 2026 and delivered to MHADA on 24 August, 2026, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Joint Redevelopment of existing building no.44, known as K.N.Mangalmurti CHSL along with Office Building no.9 on plot bearing C.T.S.No.356 (pt),Village-Hariyali at Kannamwar Nagar MHADA Layout,Vikhroli (East), Mumbai-400083. furnished to this office under your letter, 24 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.

12 Existing structure proposed to be demolished shall be demolished.

13 That the self-declaration in respect of installing composting pit/ composite machine/ bio-mechanize system, for processing wet waste generated at project site shall be submitted by developer/builder/owner as per circular No. CHE/0024/GEN dated 02/04/2016.

14 That the adequate safeguards should be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.

15 The construction debris generated from this particular site, shall be transported & deposited in specific site.

16 That the SWM NOC shall be submitted before start of demolition of existing building.

17 That the construction site & landfill site shall be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall be uploaded, any breach in respect of the same will entail the cancellation of the building permission or the IOA & the work will be liable to be stopped immediately.

18 That the construction is being permitted with a condition that the debris shall be deposited on pre-identified site with due consent / NOC of the land Owner.

19 That the probable quantity of C&D Waste should be indicated in advance prior to commencement of work. That C&D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016. In case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.

20 That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & show cause notice shall be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.

21 That any officer of MHADA/ Monitoring Committee shall be entitled to inspect the record of grant of IOA, visit & inspect landfill sites, as well as, MHADA Officers/ Monitoring Committee shall be entitled to bring to the notice of MHADA any breach in the IOA conditions. The order passed by MHADA on the reported breaches shall be final & binding.

22 That the specific NOC as per Hon'ble Supreme Court of India (SLP Civil no. D-23708/2017) order in dumping ground case dated 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee.

23 That the Comprehensive RUT and Indemnity bond as per EODB shall be submitted.

24 That the bore well shall be constructed in consultation with H.E.

25 That the Remarks, design, planning etc. from the respective consultant shall be submitted for following: a. Internal SWD, b. Rain water harvesting, c. Internal drainage works, d. Structural design & plan showing the structural details including provision of seismic/wind load & calculations for the prop. Building and any other consultants if any required.

26 That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be submitted before C.C. & completion to the same shall submitted before O.C.C.

27 That the precautionary measures to avoid dust nuisance such as erection of G.I. Sheet screens at plot boundaries up to reasonable height shall be provided before demolition of existing structures at site.

28 That the no dues pending certificate from AE (WW) (_____) and extra water and sewerage charges shall be paid.

29 That the NOC from A.A & C (_____)and HE NOC shall be submitted.

30 That the PCO charges shall be paid to insecticide Officer before requesting for CC for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. 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.

31 That the safety precaution as per Reg. 12(5) shall be taken till the completion of the work.

32 That the Indemnity Bond for compliance of I.O.A. conditions shall be submitted.

33 That the compound wall constructed on all sides of the plot .

34 That the NOC from power Supply Company shall be submitted.

35 That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath & not to complaint in future 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.

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 C.C.T.V Cameras shall be installed on all four-side covering entire site as well as entry / exit. And access of same shall be provided to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA.

60 That the 35 feet G.I sheet shall be erected on all sides of the plot before start of work/demolition of old building upto completion of new building.

61 That the safety inspector shall be appointed on site till completion of building.

62 That the registered undertaking from Arch./L.S and Developer shall be submitted and adhered to stating "I shall be held responsible for non-compliance of any stop work notice issued due to failure to implement Air Pollution Mitigation Measures and shall be liable for any action including suspension of License, revocation of development permission as per Reg. 12 of DCPR 2034, and that unauthorized work carried out after issuance of stop work notice will be liable for penalty at 100% of premium rates irrespective of any concession in regulation which the development is proposed.

63 That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site

64 That the air pollution mitigation covering all 28 points shall be complied at site and compliance report of same shall be submitted to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA in first week of every month.

65 That the Developer/Applicant shall submit a copy of its registration on the Mumbai Debris Control and Tracking System (MDCTS) Portal of BMC before starting the work and shall obtain all necessary approvals through the Portal, utilize authorized unloading sites notified by BMC, and strictly adhere to the procedures prescribed in the SOP and other applicable statutory provisions. The BMC has issued the SOP for construction and demolition (C & D) waste Management within Mumbai City limit vide circular no. DMC/SWM/1658 dtd.11.08.2026

66 That the safety measures as per guidelines issued by UDD Deptt. u/no. Appeal/TPB-4325/1591/Pra. Kra. 122/2025/UD-11 dtd. 20.08.2025 along with report of expert committee's recommendation shall be followed and complied at site during the construction period.

67 That the second joint inspection along with Arch./LS and MHADA engineer shall be conducted before start of demolition work and start of Demolition work notice shall be submitted.

Digitally signed by Mahesh Sadhu Jadhav
Date: 16 Nov 2026 18:36:52
Organization :MHADA
Designation :Executive Engr.

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

Copy to:

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
2) Deputy Chief Engineer /B.P. Cell/MHADA.
3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
4) Executive Engineer Kurla Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner Kannamvar Nagar, Vikhroli (MCGM)
7) A.A. & C. S Ward (MCGM)
8) A.E.W.W. S Ward (MCGM)
9) The Secretary/Chairman
10) Rohit Eshwar Parmar

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. Attention is drawn to the notes accompanying this Intimation of Approval.
8. That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site.
9. That the air pollution mitigation covering all 28 points shall be complied at site and compliance report of same shall be submitted to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA in first week of every month.

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 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.
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 rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be 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. Louvres 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.

Sd/-
16 November, 2026
Mr. Mahesh Jadhav
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.