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.)

AMENDED IOA

No. MH/EE/(BP)/GM/MHADA-70/1983/2026/IOA/1/Amend Date : 23 November, 2026

To

Shrisai Akar Civil Infra India Pvt. Ltd.
C.A. to Gorai Ruby Co. Op. Society Limited

Plot no.335/355, Road no. RSC-37,
S.No.193, Gorai - II, Borivali (West),
Mumbai – 400 091.

Sub : Proposed redevelopment of existing plot no. 35, known as GORAI RUBY CHSL, RSC-19, S.No.167, Gorai, Borivali (West), Mumbai – 400 092.

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

2. IOA MH/EE/(BP)/GM/MHADA-70/1983/2024/IOA/1/Old dated 23 October, 2024

Dear Applicant,

With reference to your application and in continuation to the IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-70/1983/2024/IOA/1/Old dated 23 October, 2024 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 23 October, 2024, and following conditions –

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1 All the requisite payments as intimated by various departments of MCGM/MHADA shall be paid.
2 That the upto date paid receipts of AA & C "R/C" ward shall be submitted.
3 That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.
4 That the All Material testing report shall be submitted.
5 That the monthly progress report of the work will be submitted by the Architect.
6 That the NOC for Civil Aviation shall be submitted.
7 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
8 That the amended Remarks of concerned authorities/ empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a)S.W.D. b)Parking c)Water Works d)Sewerage e)Fire Fighting Provisions f)Tree authority g)Hydraulic Engineer h)PCO i)NOC from Electric Supply Company j)A.A.& C (R/C)
9 That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted
10 That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted if applicable.
11 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid.
12 That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height.
13 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.
14 That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.

15 That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath, deficiency of light & ventilation /open space & not to complaint in future shall be submitted.

16 That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.

17 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dtd. 17.09.2019 shall be submitted.

18 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.

19 That the structural design including provision of seismic /wind load and or calculations for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.

20 That the RUT from the developer to the effect that meter cabin, stilt Portion, society office, servant's toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.

21 That all the conditions stipulated in MHADA NOC letter bearing no. CO./MB/REE/NOC/F-1562/2431/2024 dtd.17.10.2024 shall be complied with.

22 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

23 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.

24 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.

25 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.

26 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.

27 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.

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

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1 That the final NOC from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C if applicable.

2 That the low-lying plot will be filled upto a reduced level of at least _____town Hall Datum or 0.15m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side.

3 That min 3.00 Mt.wide paved pathway upto staircase will be provided,

4 That the open spaces as per approval, parking spaces and terrace will be kept open.

5 That the name plate/board showing Plot No., Name of the Bldg, etc. will be displayed at a prominent place.

6 That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

7 That terraces, sanitary, blocks, nahanis in kitchen will be made Water proof and same will be provided by method of ponding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.

8 That final N.O.C. from concerned authorities/empanelled consultants for a) S.W.D. b) Fire Fighting Provisions (CFO NOC) c) Tree authority d) A.A. & C (R/C) (e) Rain water harvesting f) Lift completion certificate from lift inspector g) drainage completion shall be submitted before occupation.

9 That the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will be affected if applicable.

10 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design plan shall be submitted.

11 That Site Supervisor certificate for quality of work along with upto date License copy and completion of the work shall be submitted in prescribed format.

12 That the dry and wet garbage shall be separated and the wet garbage generated in the same building shall be treated separately on the same plot by residents/occupants of the building in jurisdiction of MCGM the necessary condition is sale agreement to that effect shall be incorporated by developer/owner.

13 That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec.353A of MMC-Act 1888 for work completed on site.

14 That the vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall be provided to the satisfaction of Municipal Commissioner.

15 That some of the drains shall be laid internally with C.I. Pipes.

16 That every part of the building constructed and more particularly O.H. Tank will be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

17 That the dust bin shall be provided.

18 That the Sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. / MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.

19 That all the payments shall be paid.

20 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be submitted.

21 That the Drainage Completion Certificate shall be submitted.

22 That the Lift Inspector's completion certificate shall be submitted.

23 That the smoke test certificate shall be submitted.

24 That the water proofing certificate shall be submitted.

25 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.

26 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.

27 That the final N.O.C. from A.A. & C. S/ward shall be submitted.

28 That the provision for electric charging point for electric vehicle shall bemade as per circular no. FB/H/1035 dtd.18.10.2022.

29 That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building.

Digitally signed by Rupesh Muralidhar Totewar
Date: 23 Nov 2026 13:49:19
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 Borivali Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner Gorai Road , World Bank Project - Part 1 (MCGM)
7) A.A. & C. R Central Ward (MCGM)
8) A.E.W.W. R Central Ward (MCGM)
9) The Secretary/Chairman
10) VILAS VASANT DIKSHIT

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/-
23 November, 2026
Rupesh M. Totewar
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.