

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.)

LOA (Letter Of Approval)

No.MH/EE/(B.P.)/GM/MHADA-9/ 1321 /2023

Date - 28 JUL 2023

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

ITC Cell,
M. H. & A. D. Authority
inward No.: 2565
Date: 22/09/2023

Sub:-Proposed development of Krantiveer Mahatma Jyotiba Phule Municipal Hospital with Staff Quarters on plot bearing CTS No. 356/A/2/1, Village Hariyali, at Kannamwar Nagar, Vikhroli(E) Mumbai – 400083.

Owner:Chief Medical Officer & HOD (BMC) Brihanmumbai Mahanagar Palika

Ref:- 1. Approval of concession by Hon'ble V.P. & CEO/A u/no. ET-295 dt 20/06/2023

2. NOC from Mumbai Board u/no. CO/MB/REE/NOC/F-1456/1681/2023 dt. 20/06/2023.

3. Application of Municipal Architect dt. 26/06/2023.

Dear Applicants,

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

A) CONDITIONS TO BE COMPLIED 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. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be obtained.
3. Janata Insurance Policy shall be obtained.

4. 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. 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 provisions 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 structure shall be demolished if any before starting of work.
11. That the NOC from MoEF shall be obtained.
12. That the anti-termite treatment shall be provided at site during the execution of work.
13. That the compound shall be constructed on all sides before starting of the work as per Regulation No.37(24) of DCPR-2034.
14. That the No Objection Certificate from Hydraulic Engineer of MCGM for the proposed development shall be obtained.
15. That the necessary remarks for parking layout and maneuvering of vehicle point of view shall be obtained from Ex. Eng. (T&C) ES/ parking Consultant and conditions stated therein shall be complied.
16. That the Extra Water Charges & Extra Sewerage Charges shall be paid & No Dues clearance certificate from A.E. W.W. 'S' Ward shall be obtained.
17. That the payment of bill of A.A. & C 'S' Ward shall be made.
18. That the Remarks/NOC from Electric Distribution Company shall be obtained and conditions/requirements mentioned therein shall be complied.
19. That the work will be strictly as per approved plan and in conformity with the D.C.P. Regulations in force.
20. That the NOC from Tree Authority shall be obtained and conditions mentioned therein shall be complied.
21. That the NOC/Remarks from Ch.E.(M&E) shall be obtained.
22. That the NOC from CFO shall be obtained and conditions mentioned therein shall be complied.
23. To take the cognizance of SWM NOC from SWM department & requisite BG.

24. That the adequate safety precautions and measures shall be observed to avoid any mishaps/accidents/unfavorable incidents etc. throughout during course of construction.
25. That the adequate & decent temporary sanitary accommodation shall be provided for construction workers.
26. That pest control shall be carried out as per requirement throughout the execution period of work.
27. That the work shall be carried out under supervision and guidance of a MCGM staff of execution/user department.
28. That the minimum Nuisance to the neighborhood, during construction activity shall be observed.
29. That the work shall be carried out strictly as per approved plan and in conformity with the D.C.P. Regulations in force.
30. That the capacity of overhead tank shall be provided as per 'P' form issued by department of Hydraulic Engineer.
31. That the bore well, if any, shall be constructed in consultation with H.E. /PCO.
32. That the requirement of bye law 4(C) shall be complied with before starting the drainage work.
33. That adequate care shall be taken to safeguard the trees existing on the plot while carrying out construction work and NOC/remarks from Superintendent of Garden shall be obtained.
34. That the No Objection Certificate from Hydraulic Engineer for the proposed development shall be obtained and requirements if any, shall be complied.
35. That the necessary remarks for construction of S.W.D. shall be obtained from E.E. (S.W.D.).
36. That the excavation permission from the respective collector office shall be obtained and conditions therein shall be complied.

B) CONDITIONS TO BE COMPLIED WITH BEFORE WORK BEYOND PLINTH:

1. That the dimensions of the plinth shall be verified as per approved plans by the staff of M.A. & in case of any 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 MCGM shall be obtained.
3. That the Civil Aviation NOC for permissible height shall be obtained.

C) CONDITIONS TO BE COMPLIED WITH 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) To make the provision of Mechanical ventilation system in ventilation shaft with consultation of Ch.E.(M&E) department, and conditions shall be complied as per Ch.E.(M&E)'s remarks/NOC.
- 3) That the surrounding open space, parking space shall be properly consolidated, paved with concrete, asphalt, sloped and drained.
- 4) That the carriage entrance across road side drain shall be provided.
- 5) That the footpaths, roads etc. damaged during construction shall be repaired, reinstated in usable conditions.
- 6) That 10' wide paved pathway up to staircase shall be provided.
- 7) That some of the drains will be laid internally with C.I. Pipes.
- 8) That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of ponding and all sanitary connections will be leak proof and smoke test shall be done in presence of licensed plumber.
- 9) That the Vermiculture Bin for the disposal of wet waste as per the design and specification of organization of Company's specialized in this field as per the list sanctioned by Solid Waste Management of M.C.G.M. shall be provided.
- 10) That the facilities for physically handicapped persons shall be provided as per the accompaniment in U.D. Department of GOM's, notification No.TPB 432001/1829/CR-216/2001/UD-11 dated 2nd December 2003.
- 11) That the provision of solar panel as per regulation 63 of DCPR-2034, shall be made.
- 12) That the 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.
- 13) That the parking spaces as per approved plans shall be provided.
- 14) That the final completion Certificate from E.E. (S.P.) P & D shall be obtained.
- 15) The SWD completion certificate shall be obtained from Executive Engineer (S.W.D.)/Consultant.
- 16) That the final NOC from S.G. shall be obtained.
- 17) That the completion certificate/final N.O.C from C.F.O shall be obtained.

- 18) That the certificate form lift inspector of PWD department, regarding satisfactory installation and operation of lift shall be obtained.
 - 19) That the street connection shall be carried out in consultation with A.E.(Maint.) of concerned ward.
 - 20) That to obtained NOC/Remarks from Ch.E.(M&E) for the provision of artificial light & ventilation at basement and for structure of Incinerator.
 - 21) That the Remarks regarding parking from maneuvering of point of view from EE(T&C)/Traffic Consultant shall be obtained.
 - 22) That the structural stability certificate from the licensed structural Engineer/competent authority of MCGM, for completed works shall be obtained.
 - 23) That Site Supervisor certificate for quality of work and completion of the work shall obtained.
 - 24) That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
 - 25) That the certificate of 270A for water connection shall be submitted.
- VP & CEO/MHADA has appointed Shri. Anil N. Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

--Sd--
(Anil N. Rathod)
Ex.Eng.B.P. Cell (ES)
MHADA

Copy to,

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
The set of plans attached herewith for your information & necessary action. The plans are approved as per MHADA NOC issued by Mumbai Board vide MHADA NOC u/no.CO/MB/ REE/NOC/F-1456/1681/2023 dated 20/06/2023 for gross plot area 9560.29 sq.mt.
A set of approved plan for information and necessary action please.
- 2) The Architect/ Layout Cell/ M.B., for information and necessary action please.
The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide No. u/no.CO/MB/ REE/NOC/F-1456/1681/2023 dated 20/06/2023 for gross plot area 9560.29 sq.mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of PMGP MHADA Layout Mulund (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 plan for information and necessary action please.

3. Executive Engineer HSG Kurla Division, Mumbai Board for information & necessary action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide u/no. EE/DE-III/KD/MB/22/2023 dt.10/02/2023 having plot area 9560.29 sq.mt. if any deviation/Variation accordingly separate demarcation shall be submitted within a week period to this office.

D.A. :- As above

Copy to :-

4) Dy.Ch.Eng.(B.P.) Cell MHADA

✓ 5) Chief ICT Officer/A for info & upload on MHADA website.

Copy with plan to: 6) A.A. & C. 'S' Ward (MCGM)

7) A.E.W.W. 'S' Ward (MCGM)

8) Chief Medical Officer & HOD (MCGM) Brihanmumbai Mahanagar Palika.


(Anil N. Rathod)

Ex.Eng.B.P. Cell (ES)
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.
- Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

1. The work should 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 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 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. It is to be understood that the foundations must be excavated down to hard soil.
15. 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.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.


(Anil N. Rathod)
Ex.Eng.B.P. Cell (ES)
MHADA