



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-101/1999/2025/IOA/1/New

Date : 05 December, 2025

To

Mr. Jagdish A Singh.

b.38/152 sankalp, sunder nagar, lane
no.03, kalina, santacruz (E) mumbai-
400098.

Sub : Proposed Redevelopment of Existing Row House no. B-38/152 at Kalina Co. Op. Hsg. Soc. Ltd. on Plot bearing CTS no. 4748 of Village Kole Kalyan, Sunder Nagar, Santacruz (E), Mumbai.

Ref : Application of architect dated 04 December, 2025

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-101/1999/2025/IOA/1/New dtd. 04 December, 2025 and delivered to MHADA on 04 December, 2025, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed Redevelopment of Existing Row House no. B-38/152 at Kalina Co. Op. Hsg. Soc. Ltd. on Plot bearing CTS no. 4748 of Village Kole Kalyan, Sunder Nagar, Santacruz (E), Mumbai.. furnished to this office under your letter, 04 December, 2025 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 the Notice in the form of Appendix 13 of DCPR-2034 (Work Start Notice) shall be submitted.
- 4 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.
- 5 That the Board shall be displayed showing details of proposed work, Name of owner, developer, architect, RCC consultant etc.
- 6 That the Janata Insurance Policy shall be submitted.
- 7 That the development charges as per MRTP Act 1966 (Amendment from time to time) shall be paid before C.C.
- 8 The work of demolition of existing structure shall be carried out under strict supervision of Architect and RCC consultant.
- 9 That the permission from collector (MSD) for excavation for foundation shall be obtained.

- 10 That the NOC from Tree Authority shall be submitted. That in case of no cutting of trees, Self-certification by consultant shall be submitted.
- 11 Existing structures proposed to be demolished shall be demolished.
- 12 The construction debris generated from this site, shall be transported & deposited in specific site.
- 13 That the SWM NOC shall be submitted before start of demolition of existing building.
- 14 That the Comprehensive RUT and Indemnity bond as per EODB shall be submitted.
- 15 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 16 That the no dues pending certificate from AE (WW) ward) and extra water and sewerage charges shall be paid.
- 17 That the NOC from A.A & C (H / East ward) and HE NOC shall be submitted.
- 18 That the PCO NOC from (H / East ward) shall be submitted
- 19 That the safety shall be taken till the completion of the work.
- 20 That the Indemnity Bond for compliance of I.O.A. conditions shall be submitted.
- 21 That the compound wall constructed on all sides of the plot.
- 22 That the NOC from power Supply Company shall be submitted.
- 23 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/GENdt.07.06.2016.
- 24 That the structural Design and calculation for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.
- 25 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.
- 26 That the Survey remark shall be submitted.
- 27 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.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth stability certificate from R.C.C. consultant shall be submitted.
- 2 That N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.
- 3 That the remarks of concerned authorities /empanelled consultants for the approved plan if applicable shall be submitted for: a) Water Works b) Hydraulic Engineer c) PCO d) NOC from Electric Supply Company e) A.A. & C H/E(Ward) f) SWM g) Comprehensive undertaking indemnity and affidavit h) Janta insurance
- 4 That the plinth/stilt height shall be got checked by this office staff.
- 5 That the Material testing report shall be submitted.
- 6 That the yearly progress report of the work will be submitted by the Architect.
- 7 CRZ / MCZA NOC shall be submitted if applicable.
- 8 That the development charges shall be paid.
- 9 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.
- 10 That the civil Aviation NOC shall be submitted.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 2 That some of drains shall be laid internally with C.I. pipes.
- 3 That the dust bin shall be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4 That the surrounding open spaces, parking spaces and will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C whichever is earlier.
- 5 That carriage entrance shall be provided.

- 6 That terraces, sanitary blocks, Nahani in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
- 7 That the parking spaces shall be provided as per DPCR 2034.
- 8 That every part of the building constructed, and more particularly overhead water tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 9 That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
- 10 That the regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
- 11 That the Drainage Completion Certificate shall be submitted.
- 12 That the Lift Inspector's completion certificate shall be submitted.
- 13 That the structural stability certificate shall be submitted.
- 14 That the Site Supervisor's completion certificate shall be submitted.
- 15 That the smoke test certificate shall be submitted.
- 16 That the water proofing certificate shall be submitted.
- 17 That the final N.O.C. from A.A. & C. [H/East Ward] shall be submitted.
- 18 That the Vermiculture bin shall be submitted.
- 19 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.
- 20 That all the payments and payment audit details shall be Submitted.



Digitally signed by Rupesh Muralidhar Totewar
Date: 05 Dec 2025 17:17:53
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 Bandra Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Sundar Nagar(Kole kalyan),Kalina, Santacruz (E) (MCGM)
- 7) A.A. & C. H East Ward (MCGM)
- 8) A.E.W.W. H East Ward (MCGM)
- 9) The Secretary/Chairman
- 10) SANGITA SUYOG SHET

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.

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 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 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. 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/-

05 December, 2025

Rupesh M. Totewar
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.