



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 APPROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-2/2104/2025/IOA/1/New

Date : 04 July, 2025

To

Prashant Harry Dubey, Ashish Harry
Dubey

B/14-206 at Rajawadi CHS LTD.
Ghatkopar (E)

Sub : Proposed reconstruction of row house no.b-14/206 at the rajawadi co operative housing society ltd.ghatkopar on plot bearing cts no.1043 of village kirol,ghatkopar(e) 400077 mumbai.

Ref : 1. Application of architect dated 16 May, 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 -2/2104/2025/IOA/1/New dtd. 06 February, 2025 and delivered to MHADA on 06 February, 2025, and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed reconstruction of row house no.b-14/206 at the rajawadi co operative housing society ltd.ghatkopar on plot bearing cts no.1043 of village kirol,ghatkopar(e) 400077 mumbai.. furnished to this office under your letter, 06 February, 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 copy of PAN card of the applicant shall not be submitted before C.C.
- 2 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 3 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 4 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 5 That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
- 6 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 7 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 8 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 9 That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No.TPB 432001/1829/CR-216/2001/UD-11 dated 2nd December 2003.
- 10 That the debris shall not be dumped on the Municipal ground only.
- 11 That the board displaying the details of development of the work shall not be displayed at site.

- 12 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office 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?
- 13 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 14 That the commencement certificate under Sec.45/69(1)(a) of the M.R.and T.P.Act will not be obtained before starting the proposed work.
- 15 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
- 16 That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D.or 6' above adjoining road level whichever is higher with murum, earth, boulders, etc.and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
- 17 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 18 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 19 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 20 That the title clearance certificate shall not be submitted.
- 21 That the registered undertaking from owner stating that they shall not claim any FSI of the encroached portion of the plot at any stage shall not be submitted
- 22 That the no dues pending certificate from A.E Water works "S" ward shall not be submitted.
- 23 That the work shall not be carried out between 7.00a.m. to 7.00p.m.
- 24 That the N.O.C. from the adjoining residence to minimum Nuisance during construction activity shall not be submitted before C.C.
- 25 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office 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.
- 26 That the qualified registered site supervisor through architect/structural engineer shall be appointed before applying for C.C.and his name and licence No.duly revalidated shall be submitted.
- 27 That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
- 28 That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work and remarks from S.G. shall not be submitted.
- 29 That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
- 30 That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
- 31 That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted
- 32 That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning and completion certificate from him will not be submitted.
- 33 That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
- 34 That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
- 35 That the carriage entrance shall not be provided before starting the work.
- 36 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 37 That the adequate and decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.

- 38 That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
- 39 That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
- 40 That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
- 41 That the capacity of overhead tank will not be provided as per P form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate
- 42 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
- 43 That the copy of intimation of Disapproval condition and other.
- 44 That the structure stability of the adjoining structure shall not be submitted.
- 45 That the board mentioning the name of Architect/Owner shall not be displayed on site.
- 46 That the debris management plan shall not be submitted to S.W.M. Department.
- 47 That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W. D.)City and Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 48 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not 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 not be complied with.
- 49 That the conditions mentioned in the MHADA NOC U.No CO/MB/ ARCH/NOC/ F-315/5510 Dated 23.08.2010 will not be complied with.
- 50 New P.C.O condition will not be submitted before C.C.
- 51 That the extra water and sewerage charges will not be paid to the assistant engineer water works before C.C.
- 52 That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

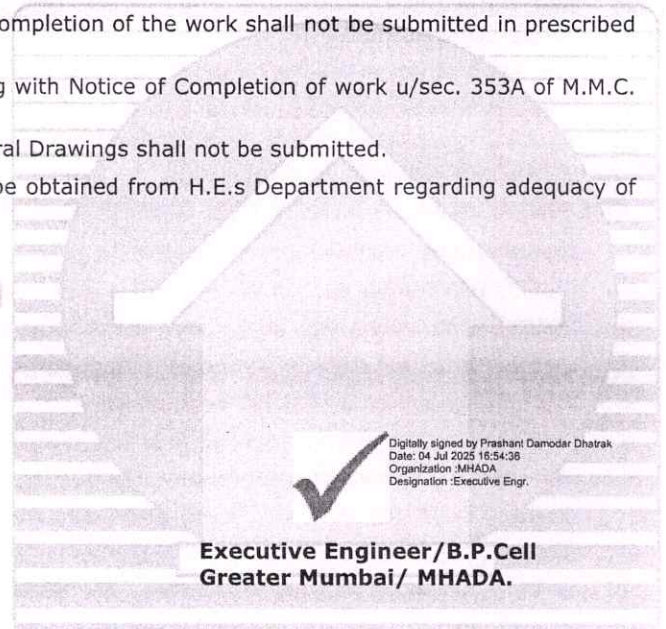
- 1 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and
- 2 That the extra water and sewerage charges shall be paid to Asst.Engineer, Water Works, before C.C.
- 3 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 4 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth
- 5 That carriage entrance shall not be provided.
- 6 That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 7 That the Site Supervisor's completion certificate shall not be submitted.
- 8 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 9 That the requisitions of clause No.45 and 46 of D.C.R.91 shall not be complied with.
- 10 All the payments as intimated by various departments of MCGM shall not be paid.
- 11 That the carriage entrance will not be provided before starting the work.
- 12 That the structural stability certificate shall not be submitted.
- 13 That the N.O.C. from A.A. and C. [] shall not be submitted.
- 14 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 15 That the Material testing report shall not be submitted.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the requirements of N.O.C. of Reliance Energy shall be obtained and the requisitions, if any, shall be complied with before occupation certificate/B.C.C.
- 2 That the qualified registered site supervisor through architect/structural engineer shall be appointed before applying for C.C. and his name and licence No. duly revalidated shall be submitted.

- 3 That 10 ft.wide paved pathway upto staircase will not be provided.
- 4 That the surrounding open spaces, parking spaces and terrace 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 the Final structural Stability Certificate and Structural Drawings shall not be submitted.
- 6 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 7 That the dust bin will not be provided.
- 8 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 9 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 10 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 11 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 12 That final N.O.C. from concerned authorities / empanelled consultants for a)S.W.D. b)Parking c)Roads d)Sewerage e)Water Works f)CFO / Fire Fighting Provisions g)Mechanical Ventilation h)Tree authority i)Hydraulic Engineer shall not be submitted before occupation.
- 13 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 14 That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 15 That the Final structural Stability Certificate and Structural Drawings shall not be submitted.
- 16 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.s Department regarding adequacy of water supply.

महाडा
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 Chittaranjan Nagar, Ghatkopar (MCGM)
- 7) A.A. & C. N Ward (MCGM)
- 8) A.E.W.W. N Ward (MCGM)
- 9) The Secretary/Chairman
- 10) Madan Vishwa Gadgil

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 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 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 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/-

04 July, 2025

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