

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.)

INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

Layout Name: Nehru Nagar, MHADA, Kurla (East).

No.MH/EE/BP Cell/GM/MHADA-22 / 522 /2020

Date 14 SEP 2020

To,

M/s Raghav Raj Builders and developers
C.A. to Nehru Nagar Sharayutirth Co-op Hsg
Soc Ltd. on plot bearing C.T.S.No.2(pt)
of Village Kurla-3, at Nehru Nagar,
Kurla East, Mumbai – 400024

Sub:- Proposed redevelopment of the existing building No. 145 known as Nehru Nagar Sharayutirth Co-op Hsg Soc Ltd, on plot bearing C.T.S.No.2(pt) of Village Kurla-3, at Nehru Nagar, Kurla East, Mumbai – 400024

Ref: - Application of Licensed Surveyor dated 06.08.2020.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 Submitted With letter No. Nil dtd. , and delivered to MHADA on , and the plans, Sections Specifications and Description and further particulars and details of your buildings No. 145 known as Nehru Nagar Sharayutirth Co-op Hsg Soc Ltd, on

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plot bearing C.T.S.No.2(pt) of Village Kurla-3, at Nehru Nagar, Kurla East, Mumbai – 400024 Furnished to this office under your letter, dated 23-08-2019, I have to inform you that, I may approve ZERO FSI IOA 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 fulfilment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 45 & 46 of DCR 91 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. Bore well shall be constructed in consultation with H.E./MCGM.
7. 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.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
11. That the N.O.C. from local electric supply co. shall be submitted.
12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.



14. That the owner shall undertake that he will be abide by DCPR 2014 and will process the said proposal as per DCPR 2014 or as per demand raised by authorities or advised by authorities.
15. Appointment of Geologist, Rain water Harvesting, Horticulturist, Electrical, Site supervisor, Public Health and Licensed plumber consultants shall be done.
16. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
17. That the applicant shall deploy the construction labour as per provisions of labour compensation Act. 1923 and as per suo motto in Supreme Court.

The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan/Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

One set of amended plans duly signed and stamped is hereby returned in the token of Approval.

This IOA for zero FSI is valid for 1 year i.e. upto

~~10 AUG 2021~~

13 SEP 2021

(Dinesh Mahajan)

Executive Engineer/BP Cell
Greater Mumbai/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 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 for 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 scaffolding, 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. 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.
 15. 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.


(Dinesh Mahajan)
Executive Engineer/BP Cell
Greater Mumbai/MHADA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-1123/587/2020
Date: 08 JUL 2020

Consent letter for Commencement Certificate for the Work Up to Plinth only (i.e. For Zero FSI)

To,
The Executive Engineer,
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Consent Letter for Commencement Certificate for the work up to plinth only i.e. for zero FSI for redevelopment of Existing Building No.145, known as **SHARAYUTIRTH** Co-op Hsg. Soc. Ltd., bearing CTS No. 2 (pt), at village-Kurla-3, Nehru Nagar, Kurla (E), Mumbai - 400 024.

Ref : 1. This office Offer letter No. CO/MB/REE/NOC/F-1123/498/2020, dated 13.03.2020.
2. Society's letter dated 22.06.2020.

Sir,

There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for zero FSI for the proposed work on existing Building No.145, known as **SHARAYUTIRTH** Co-op Hsg. Soc. Ltd., bearing CTS No. 2 (pt), at village-Kurla-3, Nehru Nagar, Kurla (E), Mumbai - 400 024 from M.H. & A.D. Board's side regarding the proposal submitted by them on plot as per demarcation plan admeasuring about **887.66 m²** (i.e. 887.66 m² as per Lease Area + Nil additional land).

Now by this letter Commencement Certificate for the work **up to plinth only** i.e. for **zero FSI** may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

The society will have to commence the work within the period of Six Months from the date of issue of this letter as well as complete the work within 36 months.

One Set of approved plan should be submitted by you to this office.

(Draft Approved by CO/MB)

(Bhushan R. Desai)
Resident Executive Engineer.
M. H. & A. D. Board

✓ **Copy to :** The Secretary, Building No.145, Nehru Nagar **SHARAYUTIRTH** Co-op Hsg. Soc. bearing CTS No. 02 (pt), at village-Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024.

Copy to Licenses Surveyor: Shri. Mehul Vaghela, M/s Creative Consultancy, 2774/63, MIG Colony, Near MIG Club, Bandra (East), Mumbai - 400 051 for information.

- 1) Architect, Layout Cell, Mumbai Board
- 2) Executive Engineer Kurla Division.
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 3) Shri. Jadhav / Sr. Clerk for MIS record.