



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 AMENDED APPROVAL (AMENDED IOA)

No.MH/EE/BP Cell/GM/MHADA- 74/1229/2023

Dated: **23 MAR 2023**

To,

M/s. DEM DEVELOPERS LLP

C.A. to Charkop Ramya CHSL.

Known as 'DEM ICON'

Unit no.85 to 89, 4th floor, Aditya Industrial Estate,

Behind Evershine Banquet, Chincholi Bunder,

Malad West, Mumbai-400 064

Sub:- Amended IOA for Charkop Ramya CHSL known as 'DEM ICON' Proposed redevelopment on existing Plot No.104, plot bearing C.T.S No. 1C/2/27,RSC-11, Sector -02, Charkop, Kandivali (W), Mumbai – 400 067 under 33(5) of DCPR 2034.

- Ref:-**
- 1) Zero FSI IOA Approved dtd. 10/01/2023
 - 2) Concession Approval from Hon'ble V.P./MHADA dtd. 16/02/2023
 - 3) 0 FSI Plinth C.C. dtd. 28/02/2023
 - 4) Application of Architect inward no. ET-516 dt. 10/03/2023

Dear Applicant,

With reference to your Notice u/s. 44/69 of MRTP Act 1966 submitted with letter No. ET-516 dtd. 10/03/2023 and delivered to MHADA on 10/03/2023 and the plans, Sections Specifications and Description and further particulars and details of your buildings on existing Plot No.104, plot bearing C.T.S No. 1C/2/27,RSC-11, Sector -02, Charkop, Kandivali (W), Mumbai – 400 067 For- **Charkop Ramya CHSL known as 'DEM ICON.'** furnished to this office under your letter, dated 10/03/2023, I have to inform you that, I may approve amended IOA to 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 U/s-44/69(1) of MRTTP 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. That the 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. Bore well shall be constructed in consultation with H.E./MCGM.
6. 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.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
8. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
9. The safety measure shall be taken on site.
10. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.
11. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated:- 11.06.2018 shall be submitted before C.C.
12. That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
13. That the undertaking from Owner shall be submitted as per the format mentioned in ease of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
14. That the RUT shall be submitted stating that the electric substation shall not be misused in future.

7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment, h) E.E. T & C shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That final completion plans for Completion of work on site shall be submitted.
12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
13. That set of plan mounted on canvas will not be submitted.
14. 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
15. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
16. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
17. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
18. 270-A Certificate as per MMC Act shall be submitted before asking O.C.

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.

- 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 overhead 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 Hon' ble 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.Louvers 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.


(Rupesh M. Totewar)
Executive Engineer B.P. Cell(w/S)
Greater Mumbai/ MHADA