



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)

No. MH/EE/(B.P)/GM/MHADA-70/ 2021

Date:

06 DEC 2021



सर्वोच्च न्यायालय अमृत महोत्सव

To,

M/s. Teoama Infrastructure Pvt. Ltd.

C.A. to owner Mr. Ravindra Sonaji Pilankar

Shop no. C44, Ground floor, Pooja Enclave,

Ganes nagar, Kandivali (west), Mumbai - 400 067.

Sub: Proposed development of plot no. AM-3, on plot bearing C.T.S. No. 19/327 of Village Borivali, RSC-16 & RSC-20, Sector no. 01, MHADA layout, Gorai Road, Borivali (West), Mumbai- 400 092.

- Ref:** 1) Application of Architect dated 17/11/2021.
2) MCGM File No. CHE/A-5050/BP(W)/AR
3) MCGM D.P. permission vide no. CHE/0204/DPWS/P&R dated: 17/06/2011.
4) Offer letter of CO/MB vide no. CO/MB/REE/NOC/F1012/1390/2018 dated 13/08/2018.
5) NOC letter of MB No. CO/MB/REE/NOC/F-1012/470/2019 dt- 29/03/2019.
6) Approval from Hon'ble V. P. & CEO/A vide ET-1160 dated 10.11.2021.

Dear Applicant,

With reference to your Notice u/s 44/69 of MRTP Act submitted with letter on 17.11.2021 with plan, Sections Specifications and Description and further particulars and details of your building proposed development of plot no. AM-3, on plot bearing C.T.S. No. 19/327 of Village Borivali, RSC-16 & RSC-20, Sector no. 01, MHADA layout, Gorai Road, Borivali (West), Mumbai- 400 092, furnished to me under your letter, dated 17.11.2021. I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५९.

दूरध्वनी ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५६

Gana Niman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.

Phone : 66405000

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Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C. :-

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 Janata Insurance Policy shall be submitted.
3. 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.
4. That structural Engineer shall be appointed and supervision memo shall be submitted by him.
5. 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.
6. That the site supervisor shall be appointed to supervise the quality of work on site.
7. That the development charges as per M.R.T.P. (amendment) Act 1992 shall be paid.
8. That the requisite premium as intimated shall be paid before applying for C.C.
9. That the work shall be carried out between sunrise and sunset. And the provision of notification issued by Ministry of Environment and Forest department dated 14.02.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
10. That the Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect/L.S., R.C.C. Consultant etc.
11. That the requisite Bank guarantee 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 SWM NOC shall be submitted.
13. That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[R/S]
14. That the Work start notice shall be submitted.
15. That the Tree Authority NOC shall be submitted.
16. That the Registered undertaking, indemnity and affidavit shall be submitted in the name of V.P. & C.E.O. MHADA.
17. That the owner should incorporated a clause in the agreement intimating the Prospective buyers regarding the construction of the Multipurpose Community Centre in a separate building and the photo copy of the agreement shall be submitted.
18. That the development of the land under reference will be in accordance with the provision of the sanctioned D.C. Regulation 2034. The owner will be entitled to have full permissible FSI on the plot without taking into account the area utilized

- for the Multipurpose Community Centre as per the D. C. Reg. 2034.
19. That while carrying out the development on the land under reference, a board shall be displayed on the site indicating the proposed development of Multipurpose Community Centre along with the other development.
20. That the owner/lease shall provide adequate parking spaces required as per D.C. Reg, 2034 for Multipurpose Community Centre and the same to the exclusive use. Such parking spaces shall be distinctly shown on the plans.
21. That the owner shall provide separate independent water, drainage and sewerage lines and separate electricity connection with fitting etc. for Multipurpose Community Centre. They shall also provide separate underground and overhead water storage tanks with pumping arrangement for the exclusive use of the Multipurpose Community Centre.
21. That the owner shall handed over the plot adm. 386.83 Sq. Mt. shown on plan as 50% plot for proposed Multipurpose Community Centre in the accompanying plan along with the built up area, not less than 386.83 Sq. Mt. for Multipurpose Community Centre.
22. That the owner/developer shall make necessary structural provision in the presently proposed amenity bldg. for additional floors for construction of balance potential of Multipurpose Community Centre reservation or min. two additional floors whichever in more.
- B. 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 plinth/stilt height shall be got checked by this office staff.
 4. All the payments as intimated by various departments of MCGM/MHADA shall be paid.
 5. 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.R/S (Ward)
 - f) SWM NOC.
 - g) Comprehensive undertaking indemnity and affidavit
 - h) Janta insurance policy.

6. That the Material testing report shall be submitted.
7. That the yearly progress report of the work will be submitted by the Architect.
8. That the debris removal deposit shall be paid before further C.C.

C. GENERAL CONDITIONS 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 the separate vertical drain pipe, with a separate gully trap, water main, O.H. tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will not be affected.
3. That some of drains shall be laid internally with C.I. pipes.
4. That the dust bin shall be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
5. That the open spaces as per approval and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided.
8. 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.
9. That the parking spaces shall be provided as per DPCR-2034.
10. 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.
11. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.
12. That the regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
13. That the Drainage Completion Certificate shall be submitted.
14. That the Lift Inspector's completion certificate shall be submitted.
15. That the structural stability certificate shall be submitted.
16. That the Site Supervisor's completion certificate shall be submitted.
17. That the smoke test certificate shall be submitted.

18. That the water proofing certificate shall be submitted.
19. That the final N.O.C. from A.A. & C. [R/south Ward] shall be submitted.
20. That the Vermiculture bin shall be submitted.

Hon'ble 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.


(Dinesh Mahajan)

Executive Engineer (W.S.)
B.P.Cell/Greater Mumbai/MHADA

For No. 4484/17-18-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014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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 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. 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 (W.S.)
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