

TOWER A, B, C SUMMARY

TOWER - A				TOWER - B				TOWER - C			
FLOOR	BASE	FUNGIBLE	TOTAL BUA	FLOOR	BASE	FUNGIBLE	TOTAL BUA	FLOOR	BASE	FUNGIBLE	TOTAL BUA
Ground SALE	159.66	0.00	159.66	Ground SALE	391.39	0.00	391.39	Ground	320.59	0.00	320.59
1st REHAB	238.12	60.33	298.45	1st REHAB	222.37	84.56	306.93	1st SALE	112.88	0.00	112.88
1st SALE	112.88	0.00	112.88	1st SALE	100.77	0.00	100.77	2nd	199.68	53.10	252.78
2nd	326.06	85.27	411.33	2nd	322.90	84.80	407.70	3rd	199.68	53.10	252.78
3rd	326.06	85.27	411.33	3rd	322.90	84.80	407.70	4th	199.68	53.10	252.78
4th	326.06	85.27	411.33	4th	322.90	84.80	407.70	5th	199.68	53.10	252.78
5th	326.06	85.27	411.33	5th	322.90	84.80	407.70	6th	199.68	53.10	252.78
6th	326.06	85.27	411.33	6th	322.90	84.80	407.70	7th	199.68	53.10	252.78
7th	326.06	85.27	411.33	7th	322.90	84.80	407.70	8th	199.68	53.10	252.78
8th	326.06	85.27	411.33	8th	322.90	84.80	407.70	9th	199.68	53.10	252.78
9th	326.06	85.27	411.33	9th	322.90	84.80	407.70	10th	199.68	53.10	252.78
10th	326.06	85.27	411.33	10th	322.90	84.80	407.70	11th	199.68	53.10	252.78
11th	326.06	85.27	411.33	11th	322.90	84.80	407.70	12th	199.68	53.10	252.78
12th	326.06	85.27	411.33	12th	322.90	84.80	407.70	13th	199.68	53.10	252.78
13th	326.06	85.27	411.33	13th	322.90	84.80	407.70	14th	199.68	53.10	252.78
14th	326.06	85.27	411.33	14th	322.90	84.80	407.70	15th	199.68	53.10	252.78
15th	326.06	85.27	411.33	15th	322.90	84.80	407.70	16th	199.68	53.10	252.78
16th	326.06	85.27	411.33	16th	322.90	84.80	407.70	17th	199.68	53.10	252.78
17th	326.06	85.27	411.33	17th	322.90	84.80	407.70	18th	199.68	53.10	252.78
18th	326.06	85.27	411.33	18th	322.90	84.80	407.70	19th	199.68	53.10	252.78
19th	326.06	85.27	411.33	19th	322.90	84.80	407.70	20th	199.68	53.10	252.78
20th	326.06	85.27	411.33	20th	322.90	84.80	407.70	21st	199.68	53.10	252.78
21st	326.06	85.27	411.33	21st	322.90	84.80	407.70	22nd	199.68	53.10	252.78
22nd	326.06	85.27	411.33	22nd	322.90	84.80	407.70	23rd	199.68	53.10	252.78
23rd	326.06	85.27	411.33	23rd	322.90	84.80	407.70	TOTAL	4910.41	1224.12	6134.53
TOTAL	7683.97	1936.28	9620.25	TOTAL	7818.29	1950.20	9768.49				

BUA SUMMARY REHAB WINGS	
TOTAL BUA =	30378.52
TOTAL BASE BUA =	24009.15
TOTAL FUNGIBLE =	6369.37
TOTAL MHADA BUA =	4855.25
TOTAL MHADA BASE BUA =	3596.48
TOTAL MHADA FUNGIBLE =	1258.77
TOTAL SALE COMM. BUA =	175.27
TOTAL SALE COMM. BASE BUA =	175.27
TOTAL SALE COMM. FUNGIBLE =	0.00
TOTAL SALE RESI. BUA =	1248.66
TOTAL SALE RESI. BASE BUA =	1248.66
TOTAL SALE RESI. FUNGIBLE =	0.00
REHAB BUA	24099.34
REHAB BASE BUA	18988.74
REHAB FUNGIBLE BUA	5110.60

WING	AREA IN SQ.M
A	9620.28
B	9768.49
C REHAB	6134.53
C MHADA	4855.25
TOTAL	30378.52
TOTAL BUA SUMMARY	
REHAB WINGS	30378.52
SALE WINGS	52488.99
TOTAL BUA	82867.51

REHAB EXISTING TENANT FUNGIBLE STATEMENT										
Sr. No.	Existing Carpet Area in Sq. Mt.	35 % entitlement on Existing Carpet Area in Sq. Mt.	Entitlement area in Sq. Mt. (2+3) or 35 sq.mt whichever more	Actual Ratio Carpet area to BUA in Sq. Mt.	Required BUA in Sq. Mt.	Eligible BUA in Sq. Mt.	Eligible permissible BUA in Sq. Mt.	proposed carpet area	Proposed BUA in Sq. Mt. (P Line)	Area Kept in abeyance
1	2	3	4	5	6	7	8	9	10	11
		(1 x 35%)	(1 + 3)		(4 x 5)	(1x3x35%) + (2x3x35%)	647			
1	30.72	7.08	27.30	35.00	1.20	42.00	14.70	56.70	47.86	57.43
Rehab T/s = 408 nos.										
Permissible BUA per T/s = 56.70 sq.mt.										
Proposed BUA per T/s = 57.43 sq.mt.										
Area Kept in abeyance = Nil.										

TOWER - C (MHADA FLAT'S)

SR. NO.	FLOORS	MHADA FLAT NO.	C.A.	BUA
1	1ST FLOOR	01,02	48.82	56.05
2	1ST TO 23RD FLOOR	103, 105, 106, 107, 108	27.88	32.26
3	1ST TO 23RD FLOOR	104	34.72	39.16
4	TOTAL FLAT'S	140	---	---

1ST FLOOR FLAT NO. 1 & 2 = 2 FLAT'S.
 AREA = 48.82 x 2 FLAT'S = 97.64 SQ.MT. (A)
 TYP. FLOOR FLAT NO. 3, 5, 6, 7 & 8 = 5 FLAT'S. x 1ST TO 23RD FLOOR
 AREA = 27.88 x 115 FLAT'S = 3208.20 SQ.MT. (B)
 TYP. FLOOR FLAT NO. 4 = 23 FLAT'S. (1ST TO 23RD FLOOR)
 AREA = 34.72 x 23 FLAT'S = 798.56 SQ.MT. (C)
 TOTAL AREA (A + B + C) = 4102.40 SQ.MT.
 AS PER OFFER LETTER MHADA CARPET AREA = 4102.40 SQ.MT.
 PROPOSED MHADA CARPET AREA = 4102.40 SQ.MT.

FORM - II

CONTENT OF SHEET
 SALE AND REHAB SUMMARY, PARKING REQUIREMENT AND STATEMENT, REHAB TENANT STATEMENT.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED REDEVELOPMENT OF ON PLOT BEARING C.T.S. NO. 418/24 TOWNSHIP 38(C.P.T.) 418/45 TO 42, 418/75 TO 79, 418/93 TO 117, 418/136 TO 147, 418/151 TO 225, 418/225 TO 293, 418/322 TO 389, 418/361 TO 365, 418/448 TO 465, 418/461, 418/506 TO 536, 418/557/549 TO 558, 418/552 TO 553, 418/556 TO 566, 418/573 TO 588, 418/594, 418/608, 418/615 TO 628 OF BANDRA (B), VILLAGE NIRMAL NAGAR, MUMBAI - 400051.

NAME OF OWNER
 M/S TEN X REALTY LIMITED AND CRD REALTORS PVT. LTD.
 POKHARAN ROAD, JEKEGRAM, THANE - 401105.

STAMP OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS

Issued by B.P. Cell / Greater Mumbai Municipal Corporation
 Read Along with this office order
 No. Mhada- 97/1319/1023
 Date 19 DEC 2023
 Ex. Eng. B.P. Cell / Greater Mumbai Municipal Corporation (W.S.)

NORTH NAME, ADDRESS & SIGNATURE OF ARCHITECT
 mtio
 designers & planners Pvt. Ltd.
 PLOUNDER BUILDING, 27th FLOOR
 401 002
 Email: info@mtio.com

SALE SUMMARY

TOWER - 1				TOWER - 2				TOWER - 3				TOWER - 4			
FLOOR	BASE	FUNGIBLE	TOTAL BUA	FLOOR	BASE	FUNGIBLE	TOTAL BUA	FLOOR	BASE	FUNGIBLE	TOTAL BUA	FLOOR	BASE	FUNGIBLE	TOTAL BUA
Ground	207.91	0.00	207.91	Ground	218.78	0.00	218.78	Ground	0.00	0.00	0.00	Ground	0.00	0.00	0.00
1st	417.31	0.00	417.31	1st	376.00	0.00	376.00	1st	534.03	0.00	534.03	1st	538.72	0.00	538.72
2nd	417.31	0.00	417.31	2nd	376.00	0.00	376.00	2nd	534.03	0.00	534.03	2nd	538.72	0.00	538.72
3rd	417.31	0.00	417.31	3rd	376.00	0.00	376.00	3rd	534.03	0.00	534.03	3rd	538.72	0.00	538.72
4th	417.31	0.00	417.31	4th	376.00	0.00	376.00	4th	534.03	0.00	534.03	4th	538.72	0.00	538.72
5th	417.31	0.00	417.31	5th	376.00	0.00	376.00	5th	534.03	0.00	534.03	5th	538.72	0.00	538.72
6th	417.31	0.00	417.31	6th	376.00	0.00	376.00	6th	534.03	0.00	534.03	6th	538.72	0.00	538.72
7th	321.60	0.00	321.60	7th	282.23	0.00	282.23	7th	410.60	0.00	410.60	7th	396.96	0.00	396.96
8th	417.31	0.00	417.31	8th	376.00	0.00	376.00	8th	534.03	0.00	534.03	8th	538.72	0.00	538.72
9th	417.31	0.00	417.31	9th	376.00	0.00	376.00	9th	534.03	0.00	534.03	9th	538.72	0.00	538.72
10th	417.31	0.00	417.31	10th	376.00	0.00	376.00	10th	534.03	0.00	534.03	10th	538.72	0.00	538.72
11th	417.31	0.00	417.31	11th	376.00	0.00	376.00	11th	534.03	0.00	534.03	11th	538.72	0.00	538.72
12th	417.31	0.00	417.31	12th	376.00	0.00	376.00	12th	534.03	0.00	534.03	12th	538.72	0.00	538.72
13th	417.31	0.00	417.31	13th	376.00	0.00	376.00	13th	534.03	0.00	534.03	13th	538.72	0.00	538.72
14th	321.60	0.00	321.60	14th	282.23	0.00	282.23	14th	410.60	0.00	410.60	14th	396.96	0.00	396.96
15th	417.31	0.00	417.31	15th	376.00	0.00	376.00	15th	534.03	0.00	534.03	15th	538.72	0.00	538.72
16th	417.31	0.00	417.31	16th	376.00	0.00	376.00	16th	534.03	0.00	534.03	16th	538.72	0.00	538.72
17th	417.31	0.00	417.31	17th	376.00	0.00	376.00	17th	534.03	0.00	534.03	17th	538.72	0.00	538.72
18th	417.31	0.00	417.31	18th	376.00	0.00	376.00	18th	534.03	0.00	534.03	18th	538.72	0.00	538.72
19th	417.31	0.00	417.31	19th	376.00	0.00	376.00	19th	534.03	0.00	534.03	19th	538.72	0.00	538.72
20th	417.31	0.00	417.31	20th	376.00	0.00	376.00	20th	534.03	0.00	534.03	20th	538.72	0.00	538.72
21st	375.53	0.00	375.53	21st	339.18	0.00	339.18	21st	485.28	0.00	485.28	21st	477.43	0.00	477.43
22nd	417.31	0.00	417.31	22nd	376.00	0.00	376.00	22nd	534.03	0.00	534.03	22nd	538.72	0.00	538.72
23rd	417.31	0.00	417.31	23rd	376.00	0.00	376.00	23rd	534.03	0.00	534.03	23rd	538.72	0.00	538.72
TOTAL	9572.88	0.00	9572.88	TOTAL	8654.42	0.00	8654.42	TOTAL	11967.26	0.00	11967.26	TOTAL	12045.75	0.00	12045.75

WING WISE SUMMARY SALE WINGS

Wing	Area in sqm
1	9572.96
2	8654.42
3	11987.26
4	12045.75
5	1790.28
6	1853.96
7	2306.04
8	3722.59
Excess Fitness	211.59
Pocket terrace	330.31
Excess Society office	9.94
Excess meter room	3.89
Total	52488.99

Number of Units

PARKING STATEMENT AS PER DCR 2034 FOR SALE (TOWER - 1, 2, 3, 4, 5, 6, 7 & 8)											
TENEMENT GARMENT	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOTAL	PARKING REQUIRED NO. OF CARS	
LESS THAN 45 SQ.MTS									1 FOR 4		
45 - 90	24	41	-	-	8	-	12	-	91	1 FOR 2 45.50	
90 - 99	66	43	35	133	4	8	21	308	1 FOR 1	308.00	
ABOVE 90	-	-	95	-	-	8	-	11	12	3 FOR 1 184.00	
TOTAL	90	90	90	133	16	16	34	32	493	307.50	
VISITORS 10%										58.75	
TOTAL PARKING REQUIRED										591.25	
SAV										391.75	
										391	
										TOTAL	9
PARKING STATEMENT (REQUIRED) AS PER DCR 2034 FOR SALE (TOWER - 1, 2, 3, 4, 5, 6, 7 & 8)											
BUILT UP AREA	TOWER-1	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	TOTAL	PARKING REQUIRED NO. OF CARS	
ONE PARKING SPACE FOR 2500-145 SQ.MTS OF FLOOR AREA UP TO 800 SQ.MT	207.93	218.78							426.69	10.67 10.67	
TOTAL VISITORS 10%	207.91	218.78							426.69	10.67	
MINIMUM PARKING 7 Nos.										2.00	
TOTAL PARKING REQUIRED										12.67	
SAV										13	
TOTAL PARKING = (F + G)										604 Nos.	
TOTAL PARKING REQUIRED FOR SALE BUILDING										604 Nos.	
TOTAL PARKING PROVIDED FOR SALE BUILDING										1,238 Nos.	
TOTAL PARKING REQUIRED AS PER REGULATION = (D + H)										799 Nos.	
TOTAL PARKING PROVIDED = (I + J)										1,238	



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BPCell/GM/MHADA-97/1319/2023.

Dated:- **19 DEC 2023**



To,

Ten-x Reality Limited & CRD Realtors Pvt. Ltd .

(Joint Developer)

CA to Nirmal Nagar CHS-1, Association Ltd.

Nirmal Nagar, Bandra (E)

Mumbai- 400051.

Sub:- Proposed redevelopment of on plot bearing C.T.S. No. 418/ 24 to 38(pt), 418/45 to 62, 418/ 76 to 79,418 /93 to 117, 418/136 to 167, 418/223 to 225, 418/230 to 293, 418/322 to 359, 418/361 to 365, 418/445 to 465, 418/461, 418/500 to 536, 418/ 549 to 550, 418/ 552 to 553, 418/556 to 564, 418/573 to 589, 418/594, 418/608, 418/615 to 628 of Bandra (E)), Village Nirmal Nagar, Mumbai – 400051.

Ref:- MHADA File no.MH/EE/BP/GM/MHADA-97/1319/2023.

1. Zero FSI IOA issued on.26.07.2023
2. Amended Zero FSI IOA issued on.08.09.2023.
3. Temporary Transit Camp issued on.14.09.2023.
4. Concession approved by Hon'ble VP on.30.10.2023.
5. Architect application for IOA dated. 05.12.2023.

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dated.10.07.2023 and the plans, Sections Specifications and Description and further particulars and details of your **Proposed redevelopment of on plot bearing C.T.S. No. 418/ 24 to 38(pt), 418/45 to 62, 418/ 76 to 79,418 /93 to 117, 418/136 to 167, 418/223 to 225, 418/230 to 293, 418/322 to 359, 418/361 to 365, 418/445 to 465, 418/461, 418/500 to 536, 418/ 549 to 550, 418/ 552 to 553, 418/556 to 564, 418/573 to 589, 418/594, 418/608, 418/615 to 628 of Bandra (E), Village Nirmal Nagar, Mumbai – 400051.** furnished to this office under your letter, dated.05.12.2023 , 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 the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

1/8

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. 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 10:00AM to 06:00PM 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. 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.
11. 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.
12. 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.
13. That the RUT shall be submitted stating that the electric substation shall not be misused in future.
14. That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.
15. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
16. That the debris removal deposit shall be paid before further C.C.
17. **NOC's Listed below shall be submitted**
 - a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/Transplanting.
 - b. SWD department
 - c. PCO
 - d. H.E.

- e. S.P
 - f. A.E.W.W.
 - g. A.A & C
 - h. S.W.M.
 - i. M & E
 - j. Water trunk main /aqueduct Remarks. A.A.W.W
 - k. MahaNagar Gas
18. That the remarks from concerned department for Highway buffer shall be submitted.
 19. That the pump room , amenities, and other services below existing road shall be relocated by the developer at this own cost and make water supply arrangement to buildings in the layout.
 20. Basement below realigned layout road of 13.40mt. should be get approval from Architect /Mumbai board/MHADA.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth shall be got checked by this office staff.
2. That the plinth stability certificate from R.C.C. consultant shall be submitted.
3. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
4. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for :
 - a) S.W.D.,
 - b) Sewerage,
 - c) Water Works,
 - d) Tree authority,
 - e) Hydraulic Engineer,
 - f) PCO,
 - g)NOC from Electric Supply Company.
5. That the Material testing report for construction materials used at site shall be taken as per required frequency.
6. That the yearly progress report of the work will be submitted by the Architect.
7. That N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.
8. That the development charges as per MRTP Act. 1992 shall be paid.

9. That the development cess as per offer letter dated 02.06.2023 and mentioned in MHADA NOC shall be paid.

10. That the Further CC above plinth for 29614.24 m² BUA shall be issued only after execution of tripartite agreement for MHADA Rehabilitation Carpet area of 4102.40 m².

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.

2. That the dust bin will be provided on site.

3. That 3.00 mt. wide paved pathway upto staircase will be provided.

4. That the open spaces as per approval, parking spaces and terrace will be kept open.

5. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.

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 as per design of registered structural engineer and carriage entrance fee shall be paid.

8. That the waterproofing certificate shall be submitted.

9. That the CFO completion certificate shall be submitted.

10. That the tree completion certificate shall be submitted.

11. That the drainage completion certificate shall be submitted.

12. That the Height verification certificate from (MIAL) shall be submitted.

13. That the final N.O.C. from A.A. & C. [H/East Ward] shall be submitted.

14. That the smoke test certificate shall be submitted.

15. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.

16. 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.

17. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.

18. 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

19. 270 – A Certificate as per MMC Act shall be submitted before asking O.C.

20. That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate.

21. That the Solar Power Generated System shall be provided before asking Occupation Certificate.
22. That the Vermiculture bin shall be submitted.
23. That the lift completion certificate shall be submitted.

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



(Rupesh M. Totewar)
Executive Engineer B.P.Cell (W.S.)
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.
7. That as per MHADA Circular vide no. ET-321, dated.25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building contraction activities.

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/Deputy 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 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 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.



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