

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-104/ 958 /2021

Date: 09 DEC 2021



स्वातंत्र्याचा अमृत महोत्सव

To,

M/s. Man Infra Contracts LLP.

C.A. to society Juhu Sai Darshan CHSL (Bldg no. 10)

12th Floor Krushal Commercial Complex,

G.M. Road, Chembur West,

Mumbai - 400089

Sub: Proposed redevelopment of existing building No. 10 known as "JUHU SAI DARSHAN CHSL" on plot bearing C.T.S. No. 25B of Village Vilaparle (West), N.S Road no.5, JVPD Scheme, MHADA Layout, Vileparle (West), Mumbai- 400 049.

Ref :- Application of Architect dated 01.11.2021.

Dear Applicant,

With reference to your Notice u/s 44/69 of MRTTP Act submitted with letter on 01.11.2021 with plan, Sections Specifications and Description and further particulars and details of your building **Proposed redevelopment of existing building No. 10 known as "JUHU SAI DARSHAN CHSL" on plot bearing C.T.S. No. 25B of Village Vilaparle (West), N.S. Road no. 5, JVPD Scheme, MHADA Layout, Vileparle (West), Mumbai- 400 049**, furnished to me under your letter, dated 01.11.2021. 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:

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.[K/W]
14. That the N.O.C. from Collector – M.S.D. for excavation of land shall be submitted.
15. That the Work start notice shall be submitted.

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.K/W(Ward)
 - f) SWM NOC.
 - g) Comprehensive undertaking indemnity and affidavit
 - h) Janta insurance policy.
 - i) S.G.NOC.
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. [K/West Ward] shall be submitted.
20. That the Vermiculture bin shall be submitted.
21. That Final Completion from S.G./MCGM 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