



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

AMENDED IOA

No. MH/EE/(BP)/GM/MHADA-1/2131/2026/IOA/1/Amend

Date : 04 September, 2026

To

Shree Bharani Projects LLP

2,3 Shahin App,132 Mohi Street, Fort,
Mumbai -400001

का. अ. / इपक (बृ. क्षे.) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक

Sub : Proposed redevelopment of existing Bldg. no. 24, Known as Pant Nagar SHRI KRISHANANGAN CHSL, CTS no. 5681, Village- Kirol Ghatkopar, Pant Nagar Ghatkopar (E), Mumbai- 75.

Ref : 1. Application of architect dated 20 August, 2026
2. Zero FSI IOA MH/EE/(BP)/GM/MHADA-1/2131/2025/IOA/1 dated 11 March, 2025

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-1/2131/2025/IOA/1 dated 11 March, 2025 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 11 March, 2025, and following conditions -

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth/stilt height completion certificate from Architect/ Str. Engineer/ Site Supervisor shall be submitted & Plinth shall be got checked by this office staff.
- 2 All the requisite payments as intimated by various departments of MCGM/MHADA shall be paid.
- 3 That the upto date paid receipts of AA & C " R/C " ward shall be submitted.
- 4 That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted
- 5 That the All Material testing report shall be submitted
- 6 That the monthly progress report of the work will be submitted by the Architect
- 7 That the NOC for Civil Aviation shall be submitted.
- 8 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
- 9 That the amended Remarks of concerned authorities/ empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company J) A.A. & C (R/C Ward)
- 10 That the M&E consultants remarks for ventilation to AVS & toilet shall be submitted.
- 11 That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted if applicable
- 12 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid
- 13 That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height
- 14 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation

- 18 That the Sample agreement with prospective buyers/members shall be submitted with clauses stating: a) That the building under reference is deficient in open space and MHADA. will not be held liable for the same in future, b) That the buyer/member agree for no objection for the neighborhood development with deficient open space in future, c) That the buyer/members will not held MHADA liable for any failure of mechanical Parking system in future and proper precautions and safety measures shall be taken to avoid any mishap and the damages occurs due flooding in pit if any and maintenance of mechanized parking system shall be done regularly, d) That the buyer/member will not be held M.C.G.M. / MHADA liable for any mishap due to provision of additional height of stilt for provision of mechanized parking.
- 19 That all the payments shall be paid
- 20 That completion certificate from the rainwater harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be submitted.
- 21 That the Drainage Completion Certificate shall be submitted.
- 22 That the Lift Inspector's completion certificate shall be submitted
- 23 That the smoke test certificate shall be submitted
- 24 That the water proofing certificate shall be submitted.
- 25 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.
- 26 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
- 27 That the final N.O.C. from A.A. & C. (R/C ward) shall be submitted
- 28 That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.
- 29 That the owner/developer shall submit certificate u/sec.270/A of MMC Act before asking BCC/Occupation certificate for any part of the building

Digitally signed by Mahesh Sadhu Jadhav
Date: 04 Sep 2026 17:00:39
Organization :MHADA
Designation :Executive Engr.

**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.**

Copy to:

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) Deputy Chief Engineer /B.P. Cell/MHADA.
- 3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 4) Executive Engineer Kurla Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Pant Nagar, Ghatkopar (Part A, B & C) (MCGM)
- 7) A.A. & C. N Ward (MCGM)
- 8) A.E.W.W. N Ward (MCGM)
- 9) The Secretary/Chairman
- 10) DATTA SITARAM PANDE

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

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 and 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. The bottom of the over head 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 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. Louvres 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.

Sd/-

04 September, 2026

Mr. Mahesh Jadhav