



## 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. )

### LETTER OF APPROVAL

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP Cell/ GM/MHADA-105/1665/2025

Date :- 22 JUL 2025

To

#### Owner

Mr.Kirti Valji Patel, Mr. Narbheram Pokar  
Mr.Valji Patel, Mr.Vinay Patel  
Mr. Ranchhod Patel, Mr.Keshavlal Pokar  
Mr.Nitin Pokar, Mr.Jethalal Patel  
Mr. Arvindkumar Patel  
Moongipa Arcade  
Shop No G-208 to 211  
D.N.Nagar Ashtavinayak CHS  
Andheri West Mumbai -400053

**Sub:** Proposed Bank for addition / alteration Amalgamation & change of Activity for Shop No G-208, G-209, G-210 & G-211 located in the developed Phase-1 of the Building No. 18 to 21 and 23 to 26, known as D.N. Nagar Shree Ashtavinayak C.H.S.L. on plot bearing CTS no. 195(pt.), Village Andheri West, D.N. Nagar, Andheri West, Mumbai-400053

**Ref:** - 1. Full OC MHADA-105/985/2025 Dated -10.02.2025  
2.Application Letter for approval from L.S. Pundalik Mestry date 05.06.2025.

With reference to your Application dated 05.06.2025 the plans, Sections Specifications and Description and further particulars and details of Your **Proposed Bank for addition / alteration Amalgamation & change of Activity for Shop No G-208, G-209, G-210 & G-211 located in the developed Phase-1 of the Building No. 18 to 21 and 23 to 26, known as D.N. Nagar Shree Ashtavinayak C.H.S.L. on plot bearing CTS no. 195(pt.), Village Andheri West, D.N. Nagar, Andheri West, Mumbai-400053.**

In response to your notice u/s 342 of MMC act, amended up to date, submitted & based on the documents submitted by you through L.S Pundalik Mestry, the approval to the subject proposal is hereby granted u/s 342 of said act, subject to following terms & conditions:

1. That the work shall be carried out entirely at your risk and cost and indemnity bond indemnifying MHADA/BP/GM/Cell from any damage's accident any leakage of toilet, etc. shall be submitted.
2. That the approval to the proposed work is granted on the basis of Certification cum undertaking given by the architect along with the proposal submitted by architect along with the proposal
3. That the proposed work shall be carried out as shown in the plans approved under number, without making any changes to the structural members/walls or without damaging the structural members of the building
4. The work shall not be done in heritage structure & shall not be against provisions of prevailing Development Control Regulation.
5. The work shall be executed under the supervision of appointed L.S./Structural Engineer per the plans approved by B.P.(P.A.) MHADA, as submitted by you only and all the materials for the work shall be used of good and standard quality.
6. That the proposal shall not have involvement of any utilization of additional Floor Space (F.S.I.)
7. That the external wall/s or any load bearing wall/s shall not be removed or any changes to the same shall not be done during carrying out
8. The work shall be strictly executed under your supervision & you will be responsible for execution of the work as per plan/ approved by MHADA, as submitted by you
9. That the work shall be carried out strictly as per the approved plan between 6.00 am to 10.00 pm only
10. That the debris shall be managed in accordance with the provision of Construction and Demolition Waste Management Rules 2016
11. Any Breach will entail the cancellation of building permission and the work will be liable to be stopped immediately
12. The use of the premises shall remain for the same purpose as per the approved plan/Completion certificate Plan issued by the competent authority or as per the user of tolerated category.
13. The approval to the work is granted on the basis of documents submitted with the proposal. The approval shall stand revoked/ cancelled in case the documents, information provided are found false or fabricated. The action will be initiated for the same & for work carried out, as deemed fit by law.
14. This approval is granted based on the certification submitted by L.S. & Indemnity cum undertaking by owner for the proposed work.



15. On execution, Architect/ License Surveyor shall submit the work completion certificate for the work carried out.
16. On execution structural engineer shall submit the work for completion certificate for the work carried out.
17. On execution Site Supervisor engineer shall submit the work for completion certificate for the work carried out. Then only the said premises can be used
18. There should be no disturbance caused to any people leaving in the surrounding of the said property.
19. In future any dispute arises between owners or any policy's matter decided by the MHADA, MCGM, GOVT. in that case MHADA has rights to revoke / cancel the said permission or to take suitable action.
20. After receiving the completion certificate by this office then the premises shall be used.
21. That the site shall be cleared off all the debris.
22. That you shall be submitted CFO Consultants Remarks before asking completion certificate.

This approval is without Prejudice to Legal matters/ any matters pending in Court of Law, if any and without prejudice to any action from any Govt. authority / Bandra Division/Mumbai Board

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

- Sd -  
( Rupesh M.Totewar )  
Executive Engineer (W.S.)  
B.P.Cell / GM / MHADA

**Copy submitted for information please**

- ✓ 1) Dy. Chief Engineer/B.P. Cell/MHADA
- 2) Chief Officer/Mumbai Board

- Copy with plan to:**
- 3) Executive Engineer/Bandra Division/Mumbai Board
  - 4) Asst. Commissioner K/W Ward (MCGM)
  - 5) Chief ICT officers/MHADA for information & upload on MHADA Website
  - 6) A.A. & C K/W Ward (MCGM)
  - 7) A.E.W.W. K/W Ward (MCGM)
  - ✓ 8) L.S Pundalik Mestry .

  
( Rupesh M.Totewar )  
Executive Engineer (W.S.)  
B.P.Cell / GM / MHADA