



## 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-22/1305/2025/IOA/1/Amend

Date : 18 August, 2025

To

M/s PEARL CONCEPT HABITAT LLP

B – 5, 1st floor , Sai Dham, Opp  
Dadar Catering College, Veer  
Savarkar Marg, Dadar West , Mumbai  
- 400028

**Sub :** Redevelopment under Regn. (5) of DCPR 2034 of Building no. 132 known as Nehru Nagar Sunil C.H.S. along with Office Building no. 17 & Aakansha Labour C.H.S.L. bearing C.T.S. No. 02 (pt.) of village Kurla situated at Nehru Nagar Mhada Colony Kurla (East) Mumbai 400 024.

**Ref :** 1. Application of architect dated 10 July, 2025  
2. IOA MH/EE/(BP)/GM/MHADA-22/1305/2022/IOA/1/Old dated 28 June, 2023

Dear Applicant,

With reference to your application and in continuation to the IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-22/1305/2022/IOA/1/Old dated 28 June, 2023 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 28 June, 2023, and following conditions –

#### **C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

- 1 That all the conditions of IOA under number MH/EE/(B.P.)/GM/MHADA 22/1305/2023 dated. 28.06.2023 shall be complied with.
- 2 That the revised R.C.C. design and calculation shall be submitted.
- 3 That all payments shall be paid before F.C.C.
- 4 That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
- 5 That the revised NOC from H.E. shall be submitted before F.C.C.
- 6 That the extra water & sewerage charges shall be paid A.E.W.W. K/W Ward before F.C.C.
- 7 That the revalidated janata insurance policy shall be submitted before F.C.C.
- 8 That the latest paid assessment bill and receipt shall be submitted before F.C.C.
- 9 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 F.C.C.
- 10 That the Certificate of 270(A) of MMC Act – 1888 shall be submitted before OC.
- 11 That the carriage entrance over SWD drain shall be provided and charges if any for the same shall be paid to MCGM.
- 12 That the Electric charging point shall be provided for Electric vehicle
- 13 That the Permanent Alternate Accommodation Agreement (PAAA) shall be submitted before F.C.C.



- 14 That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

**C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

- 14 That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

✓  
Digitally signed by Mahesh Sadhu Jadhav  
Date: 18 Aug 2025 16:34:38  
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 Nehru Nagar, Kurla (MCGM)
- 7) A.A. & C. L Ward (MCGM)
- 8) A.E.W.W. L Ward (MCGM)
- 9) The Secretary/Chairman
- 10) PANDURANG NARAYAN BHOBE

**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