



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-76/1880/2026/IOA/2/Amend

Date : 21 August, 2026

To

M/s. Drashti Realtors Pvt. Ltd

Proposed development of existing Plot
No.918, RSC-20, S. No.41(pt.)
MHADA Layout, at Village Charkop,
Kandivali (West), Mumbai. For
Charkop Jai Bharat C.H.S.L.

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक

Sub : Proposed development of existing Plot No.918, RSC-20, S. No.41(pt.) MHADA Layout, at Village Charkop, Kandivali (West), Mumbai. For Charkop Jai Bharat C.H.S.L.

Ref : 1. Application of architect dated 11 August, 2026

2. IOA MH/EE/(BP)/GM/MHADA-76/1880/2023/IOA/1/New dated 10 January, 2024

Dear Applicant,

With reference to your application and in continuation to the IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-76/1880/2023/IOA/1/New dated 10 January, 2024 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 10 January, 2024, and following conditions -

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That all the conditions of IOD under even number MH/EE/(B.P.)/GM/MHADA 76/1880/2024 dated. 10.01.2024 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 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 C.C.
- 6 That the extra water & sewerage charges shall be paid A.E.W.W. R/S Ward before C.C.
- 7 That the revalidated janata insurance policy shall be submitted before C.C.
- 8 That the latest paid assessment bill and receipt shall be submitted before 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 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 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.

- 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/S) shall be submitted
- 28 That the provision for electric charging point for electric vehicle 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 Rupesh Muralidhar Tolewar
Date: 21 Aug 2025 16:01:51
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 Borivali Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner World Bank Project (Sec.8 & 9) Charkop (MCGM)
- 7) A.A. & C. R Central Ward (MCGM)
- 8) A.E.W.W. R Central Ward (MCGM)
- 9) The Secretary/Chairman
- 10) Chandan Prabhakar Kelekar

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.

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/-

21 August, 2026

Rupesh M. Totewar
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.