

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.)

No.MH/EE/(B.P)/GM/MHADA-93/558/E-2963812/2026

Date:

“AMENDED INTIMATION OF APPROVAL (IOA)”

To,
M/s. Prestige (BKC) Realtors
Private Limited
10th floor, Unit no. 1002, Plot no. C - 68,
Godrej BKC, G Block, BKC road,
Mumbai - 400051.

To,
M/s. ABIL Buildcon LLP,
“ABIL House” 2,
Range Hills Corner,
Ganeshkhind Road,
Pune - 411 007.

Sub: Proposed Joint Redevelopment of Tata Colony CSHL (**Plot No.1**) & Bharat Nagar transit Camp (**Plot No.2**) at Bharat Nagar bearing S.No.378 (Pt) CTS No.7643 (Pt) and 5371 (Pt) Village Kole-Kalyan, Tal. Andheri, Mumbai Suburb district under Regulation 33(5),33(19), and 33(23) of DCPR 2034 read with Bandra-Kurla Complex Notified Area Development Control Regulations, 1979.

Name of the Society: Tata Colony CSHL & Bharat Nagar transit Camp

Name of the Developer: M/s. Prestige (BKC) Realtors Private Limited &
M/s. ABIL Buildcon LLP

Architect/ L.S.: Ar. Vilas Dikshit of M/s. Shilp Associates Architect & Consultants.

Layout Name: Bharat Nagar MHADA layout Bandra (East).

- Ref.:**
1. Concession approval from Hon'ble V.P. /MHADA dtd.11.08.2021.
 2. Amended IOA issued form Ex. Eng./MHADA dtd.17.08.2021.
 3. Amended IOA for Plot no. 1 & Plot no. 2 form Ex. Eng./MHADA dtd. 10.11.2023.
 4. Plinth C.C. issued by Ex. Eng. dated. 07.08.2024.
 5. TOD FSI approval letter no. Dy. Ch.E./BP/4686/WS-I dtd. 12.12.2024 issued by Ex. Eng. (BP) H Ward.
 6. Revised Concession approval from Hon'ble V.P./MHADA dtd. 10.02.2026.
 7. Letter for amended IOA from Architect Shree Vilas Dikshit dtd. 13.02.2026.

Dear Applicant,

With reference to your application dated 13.02.2026 for development permission and grant Approval for Amended plan **Proposed Joint Redevelopment of Tata Colony CSHL (Plot No.1) & Bharat Nagar transit Camp (Plot No.2) at Bharat Nagar bearing S.No.378 (Pt) CTS No.7643 (Pt) and 5371 (Pt) Village Kole-Kalyan, Tal. Andheri, Mumbai Suburb district under Regulation 33(5),33(19), and 33(23) of DCPR 2034 read with Bandra Kurla Complex Notified Area Development Control Regulations, 1979.**,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 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

A. 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 "H/E " 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 from 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 (H/E)
10. That the E.E.(M&E)/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 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.
15. That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.
16. That the NOC/Remarks from Electric power Supply Company shall be submitted.
17. That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath, deficiency of light & ventilation /open space& not to complaint in future shall be submitted.
18. That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.
19. The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dtd. 17.09.2019 shall be submitted.
20. That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
21. That the Revised structural design including provision of seismic /wind load and or calculations for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.
22. That all the conditions stipulated in MHADA NOC letter bearing no.No.CO/MB/REE/NOC/F-1215/1518/2025 dtd. 05.08.2025 and MHADA NOC letter bearing No. R/NOC/F-Bharat Nagar/6854/MRRRB-2021Dt.17.08.2021 and TOD approval shall be complied with.
23. That the RUT from the developer to the effect that meter cabin, stilt Portion, society office, servant's toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.
24. Revised MOEF NOC shall be submitted.
25. Revised CFO NOC shall be submitted.
26. Revised Metro NOC from MMRCL shall be submitted.
27. Developer shall obtain separate permission from T&CP division of MMRDA for the access from 45.00 mt. vide BKC road before OC of sale building.
28. Supplementary lease deed for internal road shall be submitted before OC of sale building.
29. An Insurance Bond of Rs.61,22,20,530/- (as per RR rate of years 2025 - 26) towards assurance for Air condition Plant/AHU room & BUS Bar rooms area will not be misused at any time shall be submitted 3 months prior to submission of OC proposal of sale building. (Insurance Bond amount will be revised as per RR rate for year of OC proposal)
30. 3.00 mt. wide Nalla cleaning access as mentioned in Nalla remarks shall be maintained & R.G. shall be designed to safety take load of the Nalla cleaning access.

31. All the conditions mentioned in earlier IOA & Amended IOA shall be applicable.
 32. All the conditions mentioned in TOP FSI approval letter no. Dy.Ch.E./BP/4686/WS-I dtd. 12.12.2024 issued by Ex.Eng.(BP) H/E Ward shall be complied with.

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

Prasad
Ganpatrao
Kadam

Digitally signed by Prasad Ganpatrao Kadam
DN: cn=Prasad, o=MHADA, ou=MHADA, email=prasad.ganpatrao@mhada.gov.in, postalCode=400001, serialNumber=1, c=IN

Amol Suresh
Budhkondwar

Digitally signed by Amol Suresh Budhkondwar
DN: cn=Amol Suresh Budhkondwar, o=MHADA, ou=MHADA, email=amol.suresh@mhada.gov.in, postalCode=400001, serialNumber=1, c=IN

Rupesh
Muralidhar
Totewar

Digitally signed by Rupesh Muralidhar Totewar
Date: 2026.03.05
19:05:31 +05'30'

S.E.B.P.Cell
MHADA

Dy.E.B.P.Cell
MHADA

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

Copy submitted for information please:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for info & upload on MHADA website

Copy with plan to: 4) Architect Layout Cell (SPA MHADA) for information & necessary action please.

- 5) Asst. Commissioner 'H/E' Ward (MCGM)
- 6) Ex. Eng./Bandra Div./Mumbai Board
- 7) A.A. & C. 'H/E' Ward (MCGM)
- 8) A.E.W.W. 'H/E' Ward (MCGM)
- 9) Ar. Vilas Dikshit of M/s. Shilp Associates & Consultants.

Prasad
Ganpatrao
Kadam

Digitally signed by Prasad Ganpatrao Kadam
DN: cn=Prasad, o=MHADA, ou=MHADA, email=prasad.ganpatrao@mhada.gov.in, postalCode=400001, serialNumber=1, c=IN

Amol Suresh
Budhkondwar

Digitally signed by Amol Suresh Budhkondwar
DN: cn=Amol Suresh Budhkondwar, o=MHADA, ou=MHADA, email=amol.suresh@mhada.gov.in, postalCode=400001, serialNumber=1, c=IN

Rupesh
Muralidhar
Totewar

Digitally signed by Rupesh Muralidhar Totewar
Date: 2026.03.05
19:05:56 +05'30'

S.E.B.P.Cell
MHADA

Dy.E.B.P.Cell
MHADA

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