



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 up to date

No. EE/BP Cell/ GM/MHADA-105/ 1691/2026

Date: - 16 FEB 2026

To

Owner

Mr. Adwait Bartakke and Ms Leena Walawalkar

Sub: Proposed alterations in Flat No. 403, Wing 03, (Ten BKC), plot bearing CTS No. 649, 649/1 to 48 of Village Bandra, MIG Colony, Gandhi Nagar, Bandra (East), Mumbai Mumbai – 400051..

Ref: - 1. Part OC MHADA-94/128/2025 dt. 06.06.2025
2. Application Letter for approval from Architect Mr Vishrut Itchhaporla of M/s Studio One dt.13.01.2026

With Reference to your Application date 13.01.2026 Plans, Sections Specifications and Description and further particulars and details of Your **Proposed alterations in Flat No. 403, Wing 03, Ten BKC, Gandhi Nagar, Bandra East, Mumbai – 400051** in response to your notice u/s 342 of MMC act, amended up to date, submitted & based on the documents submitted by you through Architect Mr Vishrut Itchhaporla of M/s Studio One, 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.
3. That the proposed work shall be carried out as shown in the plans submitted by Architect, 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 as per the plans submitted by you/Architect 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 will the proposal. The approval shall stand revoked/
 14. There should be no disturbance caused to any people leaving in the 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. You shall adhere to All the terms and conditions mentioned in NOC issued by Society/Developer.
21. After receiving the completion certificate by this office then the premises shall be used.
22. That the site shall be cleared off all the debris.
23. 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/B.P./(GM)/(W/S)
MHADA

Copy submitted for information please

Copy to:

- 1) Dy. Chief Engineer/B.P. Cell/MHADA
- 2) Chief Officer/Mumbai Board
- 3) Executive Engineer/Bandra Division/Mumbai Board
- 4) Asst. Commissioner H/E Ward (MCGM)
- 5) Chief ICT officers/MHADA for information & upload on MHADA Website
- 6) A.A. & C H/E Ward (MCGM)
- 7) A.E.W.W. H/E Ward (MCGM)
- 8) Architect Mr Vishrut Itchhaporla of M/s Studio One

(Rupesh M. Totewar)

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