



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 (LOA)

No.MH/EE/B.P./Cell/GM/MHADA-1/1258/2024

Date :- 12 JUL 2024

का. अ. / इपक (बु क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1219	16 JUL 2024

To,
Shri.Rajanikant P. Patel (POAH)
Shop.no.20 & 21,Ground Floor, Neelkanth Regalia CHSL.,
Pant Nagar MIG CHS, Pant nagar, Ghatkopar (E),
Mumbai – 400075.

Sub:-Proposed change of activity of shop no.20 & 21 to Bank user along with addition & alteration on ground floor in the existing **building no. 3** Reconstruction of old building no.114 to 121 known as “**Neelkanth Regalia Co. Op. Hsg. Society Ltd.**”on Plot bearing C.T.S No. 5686, Survey No.236A,FP No.265 TPS III at R.N. Narkar Road, Village Ghatkopar –Kirol, Ghatkopar (E) Mumbai – 400 075.

Ref:-1) Full O.C.C. issued for Bldg No.03 by MCGM dtd.06.03.2018.
2) Application of Architect for dated 07.06.2024.
3) Draft Copy approved by DyCE BPCell/A dtd-05.07.2024.

Dear Applicant,

With reference to your letter No.ET- 1412 dated 10.06.2024 and the plans, Sections Specifications and Description and Further particulars and details of your Proposed change of activity of shop no.20 & 21 to Bank user along with addition & alteration on ground floor in the existing **building no. 3** Reconstruction of old building no.114 to 121 known as “**Neelkanth Regalia Co. Op. Hsg. Society Ltd.**”on Plot bearing C.T.S No. 5686, Survey No.236A, FP No.265 TPS III at R.N. Narkar Road, Village Ghatkopar –Kirol, Ghatkopar (E) Mumbai – 400 075 furnished to me under your letter dated 07.06.2024. I have to inform you that I may approve the building or work proposed to be erected or

executed, and therefore hereby formally intimate to you, my approval by reason there are subject to condition mention as under.

1. The approval to the proposed work is granted on the basis of Certification cum undertaking given by the Architect along with the proposal & plan submitted by Architect along with the proposal.
2. The work shall not be done in heritage structure & shall not be against provisions of prevailing Development Control Regulation.
3. The work shall not involve any modification or alteration to structural members of the building or shall not require any structural changes.
4. The work shall be executed under the supervision of appointed Architect/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.
5. The proposal shall not have involvement of any utilization of additional Floor space Index (FSI).
6. The use of the premises shall remain for the same purpose as per propose approval & Completion certificate Plan issued by the competent authority after completion of the work.
7. The external walls or any load bearing walls shall not be removed or any changes to the same shall not be done during carrying out the proposed work.
8. The undertaking of the applicant for not to alter structural stability and safety of building is to be obtained.
9. The approval to the work is granted on the basis of documents submitted for 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.


10. This approval is granted based on the certification submitted by Architect & Indemnity cum undertaking by owner for the proposed work.
11. The completion to the said addition and alteration shall be obtaining from E.E.(B.P.)/cell/MHADA.
12. The proposed amended is shown on plan as A-B-C-D of commercial unit no.20 & 21 having area adm.=146.27 sq.mt.
13. It is mandatory to carry out proposed Alteration work under supervision of Licensed site Supervisor.
14. This proposal for change of user and Addition/Alteration is valid after obtaining completion certificate.
15. That the Guidelines for reduction of Air pollution issued by Chief Engineer (D.P.) BMC dt.15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

--Sd--

(Prashant D. Dhatrak)
Ex. Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer /Mumbai Board
- 2) Dy. Chief Engineer/ B.P. Cell/MHADA
- 3) Chief ICT Officer/A for info, upload on MHADA web site Copy to with Plan:
- 4) Architect Layout Cell/MB.
- 5) Executive Engineer/Kurla Division/MB
- 6) Asst. Commissioner 'N' Ward (MCGM)
- 7) A.A. & C. 'N' Ward (MCGM)
- 8) A.E.W.W. 'N' Ward (MCGM)
- 9) Architect Shri. Milind B. Fulzele of Space Design


(Prashant D. Dhatrak)
Ex. Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA

