



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-9/1580/2026/IOA/2/Amend

Date : 01 September, 2026

To

M/s. Silver Built Ventures LLP C.A. to
Silver Serenity CHS Ltd.

Level-4, Sai Heritage, Above Axis
Bank, Tilak Road, Ghatkopar (E),
Mumbai-400077.

Sub : Proposed redevelopment of existing Building No. 255, 257 & 258, Known as "Silver Serenity CHS Ltd." S. No. 65A, CTS No. 189 (Pt.) of Village Vikhroli, Kannamwar Nagar-1, Vikhroli (East), Mumbai- 400083.

Ref : 1. Application of architect dated 17 August, 2026
2. Zero FSI IOA MH/EE/(BP)/GM/MHADA-9/1580/2024/IOA/1/Old dated 25 June, 2024

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-9/1580/2024/IOA/1/Old dated 25 June, 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 25 June, 2024, and following conditions -

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
- 2 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
- 3 All the requisite payments as intimated by various departments of MCGM/ MHADA shall be paid.
- 4 That the upto date paid receipts of AA & C " S" ward shall be submitted.
- 5 That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.
- 6 That the All-Material testing report shall be submitted.
- 7 That the monthly progress report of the work will be submitted by the Architect.
- 8 That the NOC for Civil Aviation shall be submitted.
- 9 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.
- 10 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 (S/Ward).
- 11 That the railway NOC shall be submitted.
- 12 That the M&E consultants remarks for ventilation to AVS & toilet and Flat No. 1 in Wing B shall be submitted.
- 13 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.

- 20 That the Drainage Completion Certificate shall be submitted.
- 21 That the Lift Inspector's completion certificate shall be submitted.
- 22 That the smoke test certificate shall be submitted.
- 23 That the water proofing certificate shall be submitted.
- 24 That the parking spaces shall be provided as per DPCR-2034 and parking completion certificate shall be submitted by consultant.
- 25 That the road setback should be handover to concerned authority if applicable & possession receipt shall be submitted.
- 26 That the final N.O.C. from A.A. & C. S ward shall be submitted.
- 27 That the provision for electric charging point for electric vehicle shall be made as per circular no. FB/H/1035 dtd.18.10.2022.
- 28 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.

**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 Kannamvar Nagar, Vikhroli (MCGM)
- 7) A.A. & C. S Ward (MCGM)
- 8) A.E.W.W. S Ward (MCGM)
- 9) The Secretary/Chairman
- 10) Sachin Kashinath Rakshe

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

of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your 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/-

01 September, 2026

Mr. Mahesh Jadhav

**Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.**