



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-8/2370/2026/IOA/1/Amend

Date : 01 September, 2026

To

M/s. Adityaraj Siddhivinayak
Developers CA to Tagore Nagar Shree
Ganesh CHS Ltd.

Office at Shop No-4 & 5, Building No-
86, Navrang CHS Ltd., Tilak Nagar,
Chembur-4000 89.

Sub : Proposed redevelopment of existing Chawl No. 185, 186, 187, 191 & 193 Known as Tagore Nagar Shree Ganesh CHS on plot bearing C.T.S. No. 346 of Village Hariyali at Tagore Nagar, Vikhroli (East) Mumbai- 400083.

Ref : 1. Application of architect dated 18 August, 2026
2. IOA MH/EE/(BP)/GM/MHADA-8/2370/2025/IOA/1/New dated 09 January, 2026

Dear Applicant,

With reference to your application and in continuation to the IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-8/2370/2025/IOA/1/New dated 09 January, 2026 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 09 January, 2026, and following conditions -

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth/stilt height shall be got checked by this office staff.
- 2 All the payments as intimated by PA MHADA shall be paid by the Society/Applicant.
- 3 That the 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) Tree authority, c) Hydraulic Engineer, d) PCO & e) NOC from Electric Supply Company.
- 4 That the Material testing report shall be submitted.
- 5 That the quarterly progress report of the work will be submitted by the Architect/L.S.
- 6 That the revised R.C.C. design and calculation shall be submitted.
- 7 That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
- 8 That the latest paid bill from A.A. & C (S-Ward) shall be submitted.
- 9 That the extra water & sewerage charges shall be paid A.E.W.W. (S-Ward) before C.C.
- 10 That the valid Janata insurance policy shall be submitted before C.C.
- 11 Valid SWM NOC shall be submitted before asking C.C.
- 12 Valid Bank Guarantee Shall be submitted before asking C.C.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.

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.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.
8. That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.)BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No.1102 dt.25/10/2023 and Municipal Commissioner (BMC) vide No. 6526 dtd.13.05.2025 shall be strictly followed on site.
9. That the air pollution mitigation covering all 28 points shall be complied at site and compliance report of same shall be submitted to concerned Executive Engineer of Mumbai Board & B.P. Cell MHADA in first week of every month.

NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative n Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting

Sd/-

01 September, 2026

Mr. Mahesh Jadhav

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

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MHADA