



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.)

AMEND IOA

No. MH/EE/(BP)/GM/MHADA-95/1221/2025/IOA/1/Amend

Date : 12 February, 2025

To

M/s.Vinca Realtors Private Limited
C.A. To Kher Nagar Ashray CHSL
404, Niranjana, 99 Marine Drive, Marine
Lines West, Mumbai-400002

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	14 FEB 2025
60-4237455	

ITC Cell,
M. H. & A. D. Authority
Inward No.: 566
Date: 17.02.25

Sub : Proposed redevelopment of existing building no 18 society known as Kher Nagar Ashray CHSL CTS No 607(pt.) survey No 341(pt), Village Bandra East, Kher Nagar MHADA Layout Bandra (East) Mumbai 400051.

Ref : Application of architect dated 21 June, 2023

Zero FSI IOAMH/EE/(BP)/GM/MHADA-95/1221/2022/IOA/1/Old dated 28 November, 2022

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-95/1221/2022/IOA/1/Old dated 28 November, 2022 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 28 November, 2022, and following conditions -

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 2 That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 3 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1) All the Conditions of this office I.O.D. under even no. dated 28.12.2022 shall be applicable and should be complied with.
- 2) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer
- 3) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also will be renewed during the construction work
- 4) That the NOC from A.A. & C., H/E Ward shall be submitted
- 5) That the requisite Payment shall be made
- 6) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/E Ward] shall be submitted before applying for C.C
- 7) That the H.E. NOC shall be submitted before applying for C.C
- 8) That the NOC from P.C.O Noc shall be submitted
- 9) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and/or starting any construction work. NOC from SWM shall be submitted

- 10 That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM
- 11 That the debris shall be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM/MHADA for faithful compliance of Waste/Debris Management plan shall be furnished before demolition of structures or construction work
- 12 Water work certificate of 270-A as per MMC act 1888 shall be submitted before of asking Occupation Certificate
- 13 That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate
- 14 That the Solar Power generated system shall be provided before asking Occupation certificate
- 15 That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued U/no CAP-2023/CR-170/TC dated 27.10. 2023.Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA

Digitally signed by Rupesh Muralidhar Totewar
Date: 12 Feb 2025 18:22:44
Organization: MHADA
Designation: Executive Engr.

**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 Bandra Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Kher Nagar, Bandra (E) (MCGM)
- 7) A.A. & C. H East Ward (MCGM)
- 8) A.E.W.W. H East Ward (MCGM)
- 9) The Secretary/Chairman
- 10) Jitendra Govind Dewoolkar

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