



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-60/1531/2026/IOA/1/Amend

Date : 21 August, 2026

To

Mr. Vinay G. Singh partner of M/s. JE
and VEE INFRASTRUCTURE, C.A. to
Dindoshi SAIDHAM CHSL

A-203, 2nd Floor, Western Edge 2,
Western Express Highway, Behind
Metro Mall, Borivali (East), Mumbai-
66.

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक

Sub : Proposed Joint- Redevelopment of Existing Chawl no. 01 to 03 known as Dindoshi Pragati CHSL., Chawl no. 04 to 06 known as Dindoshi Diamond CHSL. & Chawl no. 07 to 16 known as Dindoshi Saidham CHSL. on Plot bearing CTS no. 127 (part), 128 (part), 131, (part), 132 (part) at Dindoshi nagar, MHADA Layout, Malad (East), Mumbai - 400 097.

Ref : 1. Application of architect dated 06 August, 2026

2. Zero FSI IOA MH/EE/(BP)/GM/MHADA-60/1531/2024/IOA/1/Old dated 12 March, 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-60/1531/2024/IOA/1/Old dated 12 March, 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 12 March, 2024, and following conditions -

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
- 2 That the following consultant shall be appointed for the work and their appointment and acceptance letter along with their licensed copy, identification and pan card shall be submitted before C.C. a. Structural Engineer, b. Site Supervisor, c. Licensed Plumber (SWD, Water, SP), d. Public Health consultant (RWH/PCO/SWM), e. Horticulturist.
- 3 That this IOA shall not be used as an instrument for vacating the existing occupants without following due process of law.
- 4 That the Notice in the form of Appendix 13 of DCPR-2034 (Work Start Notice) shall be submitted
- 5 That the requisitions of Reg. 49 and 50 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc, shall be maintained on site till completion of the entire work
- 6 That the Board shall be displayed showing details of proposed work, Name of owner, developer, architect, RCC consultant etc
- 7 That the Janata Insurance Policy shall be submitted
- 8 That the development charges as per MRTP Act 1966 (Amendment from time to time) shall be paid before C.C.
- 9 The work of demolition of existing structure shall be carried out under strict supervision of Architect and RCC consultant.
- 10 That the permission from collector (MSD) for excavation for foundation shall be obtained.

- 36 That the road status / RL shall be submitted.
- 37 48. That the NOC from Tree authority shall be submitted and requirements therein shall be complied with before requesting for C.C.
- 38 That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per
- 39 That the Compound wall is to be constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of your holding before starting the work as per D.C. Reg. no. 37(24)(1).
- 40 That the specification for layout / DP Road/ or access roads/ development of setback land shall be obtained from EE Road Construction (WS) K/WEST before starting the construction work and the access and setback land will be developed accordingly including providing street lights and SWD the completion certificate shall be obtained from EE(____)/EE(SWD) of WSZ-____/EE(T&C) before submitting O.C.C.
- 41 That the regular / sanctioned / proposed lines and reservation shall be got demarcated at site through A.E. (Survey)/ EE(T&C) /E.E.D.P/DILR before applying for C.C.
- 42 That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will be obtained from Ward Officer that the ownership of the setback land will be transferred in the name of M.C.G.M before C.C.
- 43 That the Indemnity Bond indemnifying the MHADA for damages risks accidents etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. / starting the work.
- 44 That the condition stipulated in the layout approval letter shall be complied with.
- 45 That the conditions specified and stipulated in the lease agreement shall be adhered to and complied with.
- 46 That the CTS plan and P.R. Card area written in words through SLR shall be submitted before C.C.
- 47 That all the conditions stipulated in MHADA offer letter bearing u/no. CO/MB/REE/NOC/F-1431/601/2026 dated. 18.03.2026. shall be complied with.
- 48 That the building will be designed complying requirements of all the relevant I.S. Code including I.S. Code 1893 for earthquake design, the certificate to that effect shall be submitted from structural Engineer.
- 49 CRZ / MCZA NOC shall be submitted if applicable.
- 50 Approval for relocation of RG / OS shall be submitted & conditions mentioned therein shall be complied

MHADA



Digitally signed by Rupesh Muralkhar Totewar
Date: 21 Aug 2026 18:45:21
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 Goregaon Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commissioner Site & Services, (Dindoshi),Malad (MCGM)
- 7) A.A. & C. P North Ward (MCGM)
- 8) A.E.W.W. P North Ward (MCGM)
- 9) The Secretary/Chairman
- 10) ASHOK DIGAMBAR LELE

- bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
 9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
 10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
 11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level 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 proceeds 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 rabbet 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 be 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/-