



No.CO/MB/REE/NOC/F-1609/873+2025

Date: 30 APR 2025

Consent letter for obtaining I.O.A. for Zero FSI only

To,
The Executive Engineer (Western Suburb),
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Consent Letter for obtaining I.O.A. for Zero FSI for redevelopment of **Plot No.C-1, Varsowa Andheri Ustahi CHSL**, R.S.C.-12, CTS No.1374/B/475, Survey No.120, Municipal K/West Ward, Versowa, Andheri (W), Mumbai - 400 053 under clause No. 33(5) of DCPR 2034.

Ref : 1. This office Offer letter No. CO/MB/REE/NOC/F-1609/563/2025, dated 18.03.2025.
2. Society's Architect letter dated 07.04.2025

Sir,

There is no objection to issue **plans for I.O.A. for Zero FSI only** for the proposed redevelopment work of **Plot No.C-1, Varsowa Andheri Ustahi CHSL**, R.S.C.-12, CTS No.1374/B/475, Survey No.120, Municipal K/West Ward, Versowa, Andheri (W), Mumbai - 400 053 from M.H.&A.D. Board's side regarding the proposal submitted by them on plot admeasuring **1183.50 m2** (as per demarcation 1414.74 m2 - Open Space 231.24 m2).

Now by this letter **I.O.A. for Zero FSI only** may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to applying for NOC upto plint for captioned redevelopment.

The Commencement Certificate for work should not be granted unless consent letter of this office regarding the same is submitted to your department.

One Set of approved plan should be submitted by you to this office.

(Draft approved by MB)

(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to the Secretary: Plot No.C-1, **Varsowa Andheri Ustahi CHSL**, R.S.C.-12, CTS No.1374/B/475, Survey No.120, Municipal K/West Ward, Versowa, Andheri (W), Mumbai - 400 053 for information..

Copy to Architect : M/s. Mitie, Designer and Planners Pvt. Ltd. 7, New Jagruti CHS, S.V. Road, Bandra (West), Mumbai- 400050 for information & necessary action.

Copy to Developer : M/s.Ren Reality LLP, 303, Kamla Space, S.V. Road, Santacruz (W), Mumbai - 400 054 for information.

Copy forwarded for information and necessary action in the matter to: -

- 1) Dy. CE/West/ MB for information.
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer Bandra Division.
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Copy to Assistant Clerk for MIS record.