



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation
no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

PLINTH COMMENCEMENT CERTIFICATE



No. MH/EE/(BPC)/MHADA/BDD/Worli/007/2023

Date:- 29 DEC 2023.

To
The Executive Engineer
(BDD/Worli), Mumbai Board
Bandra (East) Mumbai-51

Sub :- Proposed redevelopment Of Rehab Building No 6 Under Urban Renuwel Scheme
under reg-33(9)(B) of DCPR 2034 on property bearing C.S. No. 1539 and 1540 of
Lower Parel Division known as BDD Chawl, Worli, G- South Ward, Mumbai - 18.

Ref:- Executive Engineer/BDD, Worli/MB letter No. ET-19 dtd-05.06.2023

Sir

With reference to your application dated 05June, 2023 for development permission and grant
of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town
Planning Act, 1966 to carry out development and building permission under section 45 of
Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of Rehab
Building No 6 Under Urban Renuwel Scheme under reg-33(9)(B) of DCPR 2034 on property
bearing C.S. No. 1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G-
South Ward, Mumbai - 400018.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in
I.O.A. u/ ref. No. U-No. EE/MDD/BP&RD CELL/A/02/2022 Dated 10/01/2023 and following
conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.

3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.

5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate liable to be revoked by the VP & CEO, MHADA if:

a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the VP & CEO MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and success or sand every person deriving title through or under him.

VP & CEO/MHADA has appointed Shri. Rupesh M. Totewar/ Executive Engineer to exercise his power sand function of the Planning Authority under section 45 of the said Act.

This CC is valid upto _____

Remarks: This C.C. is granted for work upto Plinth level(i.e., height upto 1.35 m. above Road Level) as per approved plans dtd.10.01.2023.

Note:-That the Guidelines issued by Chief Engineer (D.P.) BMC dt.15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt.25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

--Sd--

(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA

Copy submitted in favour of information please

1. Chief Officer/Mumbai Board.
 2. Deputy Chief Engineer/B.P.Cell/MHADA.
 3. Asst. Commissioner G South Ward MCGM.
 4. Chief ICT officer/MHADA for information & uploaded on MHADA website.
 5. A.E.W.W G South Ward MCGM.
 6. A.A.& C G South Ward MCGM
 - ✓ 7. Architect, Mr. Vivek Bhole
 8. TCC Construction Pvt. Ltd., Sumer Kendra Floor Behind Mahindra Tower, Worli, Mumbai-400018.
- For information please.


(Rupesh M Totewar)
Executive Engineer/.BDD
Planning Cell/MHADA

No.MH/EE/(BPC)/MHADA/BDD/Worli/007/2024

DATE -: 04 OCT 2024

To grant Full C.C. for the proposed High-rise Residential cum Commercial Rehab Building No.6 i.e. Wing 'D', & Wing 'F' as shown on plan each wing comprising of Ground floor + common 1st to 8th Part Podium & Part Residential floor thereafter, each wing having 9th to 40th upper residential floors + LMR / OHT (i.e. height upto 126.70 M AGL) from general ground level as per approved plans dtd :- 10.01.2023.

Note:-That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.


(Rupesh M. Totewar)

Executive Engineer/(WS).B.P. Cell
BDD/MHADA

Sub:- Proposed redevelopment of Rehab Building No.6 Under Urban Renewal Scheme under reg-33(9) B of DCPR 2034 on property bearing C.S. No.1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G South Ward, Mumbai-400018.

Ref. Executive Engineer, BDD/MB vide letter dated : 18.03.2025

No.MH/EE/(BPC)/MHADA/BDD/Worli/007/2025

DATE -: 26 MAR 2025

This Further C.C. is now granted for proposed High-rise Residential cum Commercial Rehab Building No.6 i.e. Wing 'C' comprising of Ground floor + common 1st to 8th Part Podium & Part Residential floor thereafter, upto 23rd upper residential floors (i.e. height upto 67.25 M AGL) as per approved plans dtd :- 10.01.2023.

Note:- That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.



(Rupesh M. Totewar)

**Executive Engineer/(WS).B.P. Cell
BDD/MHADA**

Sub:- Proposed redevelopment of Rehab Building No.6 Under Urban Renewal Scheme under reg-33(9) B of DCPR 2034 on property bearing C.S. No.1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G South Ward, Mumbai-400018.

Ref. Executive Engineer, BDD/MB vide letter dated : 18.03.2025

No.MH/EE/(BPC)/MHADA/BDD/Worli/007/2025

DATE -: 19 SEP 2025

This Further C.C. is now granted for proposed High-rise Residential cum Commercial Rehab Building No.6 Wing 'C' 23rd to 40th upper residential floor + Top of LMR/OHT (i.e height upto 128.20 Mt (S.S.L)) & Wing "E" comprising of Ground floor + common 1st TO 8th part podium floor & part residential floors thereafter, 9th to 40th upper residential floors + Top of LMR/OHT (i.e height upto 128.20 Mt (S.S.L)) as per approved plans dtd :- 10.01.2023.

Note:-That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

(Rupesh M. Totewar)

**Executive Engineer/(WS).B.P. Cell
BDD/MHADA**

Sub: Further CC For Rehab Building No.06, wing 'B' Upto 40th floor under proposed redevelopment of Urban Renewal Scheme Reg-33(9) (B) of DCPR 2034 on property bearing C.S. No. 1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G/South ward, Mumbai 400018.

Ref:- Application of EE/BDD vide letter U/No. EE/BDD/Worli/MB/F-306(RB-6)/418/2026 Dtd. 06/03/2026 for FCC for Rehab Bldg. No.6.

No.MH/EE/(BPC)MHADA/BDD/Worli/27/2026

Date 04 MAY 2026

This Further C.C. is now granted for proposed High-rise Residential cum Commercial Rehab Building No.6 Wing 'B' comprising of Ground floor + common 1st to 8th part podium floor & part residential floors thereafter, 9" to 40" upper residential floors + Top of LMR/OHT (i.e height upto 128.20 Mt (S.S.L)) as per approved plans dtd :- 10.01.2023.

Note:-That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GMMHADA.

(Rupesh M. Totewar)

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Executive Engineer/(WS). B. P. Cell
BDD/MHADA