



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.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-35/1153/2025/FCC/3/Amend

Date : 11 August, 2025

To

TECHNO FRESHWORLD LLP

6, NARAYAN MANSION, PLOT NO.
166A, 1ST FLOOR, DR.
BABASAHEB AMBEDKAR MARG,
KHODAD CIRCLE, MUMBAI
400014

Sub : Proposed re-development of residential building No. 41 of Worli Adarsh Nagar MHADA Layout, bearing C.S. No. 209(part) of Worli Division, on New Prabhadevi Road, situated in 'G-South'- Ward, Worli, Mumbai

Dear Applicant,

With reference to your application dated 27 September, 2022 for development permission and grant of Further 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 re-development of residential building No. 41 of Worli Adarsh Nagar MHADA Layout, bearing C.S. No. 209(part) of Worli Division, on New Prabhadevi Road, situated in 'G-South'- Ward, Worli, Mumbai.**

The Commencement Certificate/Building permission is granted on 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - 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 condition 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 successors and every person deriving title through or under him.

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

This CC is valid upto dt. 11 April, 2026

Issue On : 12 April, 2023

Valid Upto : 11 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-35/1153/2022/CC/1/New

Remark :

This CC is now granted for work up to top of Stilt Level i.e., height +3.45 mts. (including Basement) for Rehab Wing and top of 7th Podium Level i.e., height +26.80 mts.(including Basement + Stilt + 1st to 7th Podium) for Sale Wing as per approved plans dtd. 26.07.2022.

Issue On : 05 April, 2024

Valid Upto : 11 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-35/1153/2023/FCC/1/New

Remark :

This Further Commencement Certificate is now granted for Rehab building work comprising of Basement for utility + Ground floor (for substation, DG Set, entrance lobby, electric room, control room + space for garbage segregation) + 1st floor (part for fitness center, part for society office & balance for residential user) + 2nd to 19th upper floors for residential user + LMR/OHT as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-35/1153/2022 dtd.26.07.2022

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 30 May, 2024

Valid Upto : 11 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-35/1153/2024/FCC/1/Amend

Remark :

This Further C.C. is now re-endorsed the CC for Rehab building work comprising of Basement for utility + Ground floor (for substation, DG Set, entrance lobby, electric room, control room + space for garbage segregation) + 1st floor (part for fitness center, part for society office & balance for residential user) + 2nd to 19th upper floors for residential user + Parking Tower touching to building with height 66.15m AGL and for Sale building work comprising of Basement (for utility and stack car parking - pit and Puzzl car parking system) + 1st to 6th podium floors for parking + 7th floor (part for fitness center, society office, changing room, refuge area and LOS) and further granted for 8th to 21st upper floor for residential user as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-35/1153/2022 dtd. 26.07.2022.

Issue On : 23 October, 2024

Valid Upto : 11 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-35/1153/2024/FCC/2/Amend

Remark :

This Commencement Certificate is now re-endorsed for the Rehab building work upto 19th upper floors for residential user and further extended for 20th upper floor + LMR/OHT (i.e. for entire work of Rehab bldg.) + Parking Tower touching to building with height 69.45 m AGL and re-endorse for Sale building comprising of Basement (for utility and stack car parking - pit and Puzzle car parking system) + 1st to 6th podium floors for parking + 7th floor (part for fitness center, society office, changing room, refuge area and Recreational Open Space) + 8th to 20th upper floor as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-35/1153/2024 dtd.03.10.2024.

Note:- That the guidelines for reduction of Air Pollution 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.

Issue On : 11 August, 2025

Valid Upto : 11 April, 2026

Application No. : MH/EE/(BP)/GM/MHADA-35/1153/2025/FCC/3/Amend

Remark :

This Commencement Certificate is now Re-endorsed for the Rehab building work up to 20th upper floors for residential user + LMR/OHT + Parking Tower touching to building with height 69.45 m AGL and re-endorse for Sale building work upto 20th upper floor and further extended upto 34th upper floor for residential user + LMR/OHT for residential user(i.e. for entire work) as per last approved plan u/no. MH/EE/(B.P.)/GM/MHADA-35/1153/2025/IOA/1/Amend dtd.25.02.2025

Note:- That the guidelines for reduction of Air Pollution 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.

Digitally signed by Rupesh Muralidhar Tutwane
Date: 11 Aug 2025 17:02:47
Organization: MHADA
Designation: Executive Engr.

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

Copy to :-

5. EE City Division / MB.
6. A.E.W.W G South Ward MCGM.
7. A.A. & C G South Ward MCGM
8. Architect / LS - NILESH HARSHAD DHOLAKIA.
9. Secretary Prabhadevi Indrapastha CHS Ltd.