



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-87/1552/2025/FCC/1/Amend

Date : 20 August, 2025

To

M/s Dhariwal Thirani
Constructions LLP, C.A to Owner
Shree Shailendra Sadan CHSL,
401, Neminath Square, Siddharth
Nagar, Opp. Ram Mandir Road,
S.V. Road, Goregoan (W),
Mumbai - 400 062.

Sub : Proposed redevelopment of existing bldg. no. 02 known as "Shree Shailendra Sadan CHS LTD on plot bearing C.T.S. No. 1663-B at village Dahisar, Shailendra nagar, MHADA Layout, Dahisar (East), Mumbai- 400 068.

Dear Applicant,

With reference to your application dated 16 July, 2024 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 redevelopment of existing bldg. no. 02 known as "Shree Shailendra Sadan CHS LTD on plot bearing C.T.S. No. 1663-B at village Dahisar, Shailendra nagar, MHADA Layout, Dahisar (East), Mumbai- 400 068..**

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. 22 July, 2026

Issue On : 23 July, 2024

Valid Upto : 22 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-87/1552/2024/CC/1/New

Remark :

This C.C. is granted for work upto top of Plinth level i.e. Plinth height 0.15 Mt. AGL for stilt level and 0.30 for Entrance lobby as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-87/1552/2024 dtd. 29/04/2024.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 29 January, 2025

Valid Upto : 22 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-87/1552/2025/FCC/1/New

Remark :

This C.C. is now further extended from ground to top of 10th upper residential floors { i.e. building comprising of two wings designated as Wing A & B. Wing A & B having part basement + common Ground floor + 1st floor partly used for residential, Fitness centre, Society office & Puzzle car parking system + 2nd to 3rd floor partly used for residential & Puzzle car parking system + 4th to 10th upper residential floors with a total height of 33.89 mt. from general ground level to terrace level along with pit puzzle car parking system within building line having total height 11.60 mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-87/1552/2024 dt. 29/04/2024}.

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

Issue On : 20 August, 2025

Valid Upto : 22 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-87/1552/2025/FCC/1/Amend

Remark :

This C.C. is now re-endorsed and Further extended from 11th floor to Top most terrace level + LMR + OHT { i. e. for Entire work of residential building comprising of two wings designated as Wing 'A' & 'B'. Wing A & B having part basement for pump room + common Ground floor for Entrance lobby & 2 level Pit + 1up stack car parking system + 1st floor partly used for residential & partly used for Fitness centre area in wing B only + 2nd to 7th floor used for residential + 8th & 15th floor partly used for residential & partly used for common Refuge area + 9th to 19th upper residential floors with a total height of 60.26 mt. from AGL + LMR + OHT as per approved Amended plans u/no. MH/EE/(BP)/GM/MHADA-87/1552/2025/IOA/1/Amend dt. 24.07.2025}.

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



Digitally signed by Rupesh Muralidhar Totzwar
Date: 20 Aug 2025 16:54:08
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 P North Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary Shree Shailendra Sadan CHS LTD