



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-89/1565/2026/FCC/2/Amend

Date : 06 July, 2026

To

Mahesh Lira Verat (M/s.
Gurukrupa Realcon Infrabuild
LLP)

C-106, Vashi Plaza, Sector - 17,
Vashi, Navi Mumbai - 400 703

Sub : Proposed Joint redevelopment of existing societies known as Sandhya Vandan CHSL and The National Servants CHSL amalgamated with new society namely Mayur Vandan CHSL on Plot No 18 and 19 having CTS No A791pt village Bandra situated at Bandra Reclamation Bandra West Mumbai 400050

Dear Applicant,

With reference to your application dated 20 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 Joint redevelopment of existing societies known as Sandhya Vandan CHSL and The National Servants CHSL amalgamated with new society namely Mayur Vandan CHSL on Plot No 18 and 19 having CTS No A791pt village Bandra situated at Bandra Reclamation Bandra West Mumbai 400050.**

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. 25 August, 2026

Issue On : 26 August, 2024

Valid Upto : 25 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-89/1565/2024/CC/1/New

Remark :

This commencement certificate is granted for work upto top of plinth level i.e. height 0.15 Mt. AGL for still level and 0.30 for Entrance lobby as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-89/1565/2024 dt. 22/05/2024.

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 : 18 June, 2025

Valid Upto : 25 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-89/1565/2025/FCC/1/New

Remark :

This C.C. is now Re-endorsed and further extended upto top of 5th upper residential floors { i. e. building comprising of 3 nos. of Basements for partly used for services + partly use for car parking & part Ground floor for Entrance lobby + part still for car parking + 1st to 6th podium floor for car parking + 7th E-deck level podium floor + 1st to 5th upper Residential floors as per approved Amended plans vide letter no. MH/EE/(BP)/GM/MHADA-89/1565/2025/IOA/1/Amend dt. 05.06.2025}.

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

Issue On : 30 March, 2026

Valid Upto : 25 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-89/1565/2026/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 19th upper residential floors { i. e. . building comprising of 3 nos. of Basements for partly used for services + partly use for car parking & part Ground floor for Entrance lobby + part still for car parking + 1st to 6th podium floor for car parking + 7th E-deck level podium floor + 1st to 19th upper Residential floors with total building height 86.95 from AGL as per approved Amended plans vide letter no. MH/EE/(BP)/GM/MHADA-89/1565/2025/IOA/1/Amend dt. 05.06.2025}.

Note:-

That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipa Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

Issue On : 06 July, 2026

Valid Upto : 25 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-89/1565/2026/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed upto top of 19th upper residential floors { i. e.. Residential building comprising of 3 nos. of Basements for services + Ground floor for Entrance lobby & services + 1st to 6th podium floor for surface car parking + 7th E-level podium floor + 1st to 19th upper floors for residential user from AGLAs per approved Amended plans vide letter no. MH/EE/(BP)/GM/MHADA-89/1565/2026/IOA/2/Amend dt. 29.04.2026}.

That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 06 Jul 2026 12:06:15
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 H West Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W H West Ward MCGM.
7. A.A. & C H West Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary Mayur Vandan CHSL