



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-52/523/2025/FCC/1/Amend

Date : 21 August, 2025

To

Ajay Dedhia Partner of M/s. Asmi
Developers C.A. to Goregaon
Unnati CHS Ltd.

Asmi Dreamz, Shop No.6,at
Junction of S.V. Road & M.G.
Road, opp. Ratna Hotel,
Goregaon(W). Mumbai - 400
104.

Sub : Proposed development on plot bearing CTS No.57(Pt.) of Chawl No.19,20,21,24 & 25 of M/s. Unnati CHSL At Unnat Nagar of Village Pahadi Goregaon, Goregaon (West) Mumbai 400 104.

Dear Applicant,

With reference to your application dated 14 February, 2023 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 development on plot bearing CTS No.57(Pt.) of Chawl No.19,20,21,24 & 25 of M/s. Unnati CHSL At Unnat Nagar of Village Pahadi Goregaon, Goregaon (West) Mumbai 400 104..**

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. 02 May, 2026

Issue On : 16 December, 2020 Valid Upto : 15 December, 2021

Application No. : MH/EE/(BP)/GM/MHADA-52/523/2020/CC/1/Old

Remark :

This C.C.is issued up to plinth level as per approved IOA dated 15.09..2020

Issue On : 01 March, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-52/523/2023/FCC/1/New

Remark :

This CC is re -endorsed and further extended upto top of 7th floor i.e. for building comprising of Tower 1 & Tower 2. Tower 1 havin 1st Basement level + Stilt Floor + 1st to 5th podium + amenity floor + 1st to 7th upper floor for residential user with Bldg. ht. 57.80 mts. Tower -2 having 1st Basement level + Stilt floor + 1st to 5th podium + amenity floor + 1st to 7th upper floor for residential user with Bldg. ht. 57.80 mt. from general ground level to up to terrace level as per last approved Amended plans issued vide/no. MH/EE/(B.P.)/GM/MHADA-52/523/2023 dated: 01.02.2023.

Issue On : 21 August, 2025

Valid Upto : 02 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-52/523/2025/FCC/1/Amend

Remark :

"This C.C. is granted for vertical extension from 8th to 20th upper Residential floor with total height.99.40 mt. from AGL for tower no 01 and 8th to 19th upper Residential floor with total height.96.20 mt. from AGL for tower no 02 " {i.e. building comprising of Tower 1 having 1st Basement level + Stilt Floor + 1st to 5th podium + amenity floor + 1st to 20th upper floor for residential user with Bldg.ht.99.40 mts. and Tower - 2 having 1st Basement level + Stilt floor + 1st to 5th podium + amenity floor + 1st to 19th upper floor for residential user with Bldg.ht.96.20mt.from AGL as per approved IOA plans u/no. MH/EE/BP/GM/MHADA-52/523/2025 dtd. 05.03.2025 }

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.

**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 South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - AMEET GANPATRAO PAWAR.
9. Secretary Unnati CHSL