



Building Permission Cell, Greater Mumbai / MHADA

(A designed planning authority for redevelopment of B.D.D chawls as per Govt.)

Resolution U/No. TPB 4315/167/P.NO.51/2015/Navi -11 Date 19/10/2016
published in GOM. Gazette on 27/12/2016.

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/(BPC)/MHADA/BDD/Worli/31/2026

Date:- 03 JUN 2026

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

Sub :- Proposed redevelopment of Police Garage Building No. 18 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 - 18.**

Ref:- 1. I.O.A. u/ ref. No. U-No. MH/EE/(B.P)/GM/MHADA-/WORLI-18/2025
Dated 11/11/2025
2. Executive Engineer/BDD, Worli/MB letter No. 417 dtd- 06/03/2026

Sir,

With reference to your application dated 06/03/2026 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 Police Garage Building No. 18 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 - 40018.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ ref. No. U-No. MH/EE/(B.P)/GM/MHADA-/ WORLI-18/2025 Dated 11/11/2025 and following conditions.

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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is 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 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 functions 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 **top of basement level (i.e. Plinth CC)** as per IOA approved plan issued U/No. MH/EE/(B.P)/GM/MHADA-/WORLI-18/2025 Dated 11/11/2025.

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 Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA

Copy submitted for information please:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for info & upload on MHADA website

Copy with plan to: 4) Architect Layout Cell (SPA MHADA) for information & necessary action please.

- 5) Asst. Commissioner 'G/S' Ward (MCGM)
- 6) A.A. & C. 'G/S' Ward (MCGM)
- 7) A.E.W.W. 'G/S' Ward (MCGM)
- 8) Architect- M/s. Vivek Bhole Architects Pvt. Ltd.
- 9) M/s. TCC Construction Pvt. Ltd.
- 10) Additional Police Commissioner (Motor Dept)



(Rupesh Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA