



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-61/1216/2024/FCC/2/Amend

Date : 04 October, 2024

To

M/s. DGS Township Private
Limited C.A. to Dindoshi Ekta
CHSL

DGS House, 1st Floor, Sheetal
Krupa, Aarey Road, Goregaon
(East), Mumbai 400063

का. अ. / इषक (नृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2285	08 OCT 2024

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3736
Date: 08.10.24

Sub : Proposed Redevelopment of existing Building No.18-A & B, Known as Dindoshi Ekta CHSL. on Plot bearing S. No. 31 & 39, C.T.S. No. 110(Pt.) and 146(Pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Dindoshi, Malad (E), Mumbai - 400 097.

Dear Applicant,

With reference to your application dated 04 May, 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 Redevelopment of existing Building No.18-A & B, Known as Dindoshi Ekta CHSL. on Plot bearing S. No. 31 & 39, C.T.S. No. 110(Pt.) and 146(Pt.), Shivdham Complex, Gen. A. K. Vaidya Marg, Dindoshi, Malad (E), Mumbai - 400 097..**

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. 21 May, 2025

Issue On : 22 May, 2023

Valid Upto : 21 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-61/1216/2023/CC/1/New

Remark :

This C.C. is issued upto Top of Plinth Level (i.e. height upto 0.30 mts AGL) as per approved IOA dtd. 23.12.2022.

Issue On : 20 September, 2023

Valid Upto : 21 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-61/1216/2023/FCC/1/New

Remark :

This C.C. is Further extended upto Top of 8th upper floor i.e. for building comprising of Basement for Shops with separate internal staircase from above Shops + Ground floor for shops and Parking tower system for Car-Parks + 1st to 3rd floor Offices (Rehab & Sale) + Service floor (Between 3rd & 4th Floor and) + 4th floor to 8th floor for residential users having BUA adm. 3,585.01 sqmts. with height 33.25mts.. as per last approved IOA plans issued vide /no.MH/EE/(B.P.)Cell /GM/MHADA -61/1216/2022 dated – 23.12.2022.

Issue On : 18 April, 2024

Valid Upto : 21 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-61/1216/2024/FCC/1/Amend

Remark :

This C.C. is Further extended from 9th floor to top of 19th upper floors with height 70.43 mts. as per last approved amended plans issued dated – 29.02.2024.

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 : 04 October, 2024

Valid Upto : 21 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-61/1216/2024/FCC/2/Amend

Remark :

This C.C. is now Further extended from Top of 20th upper floors upto Top of 33rd Floor with Total height of 124.80 mts. including LMR + OHT as per last approved amended IOA plans issued dated – 29.02.2024.

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.



Digitally signed by Rupesh Muralidhar Totewar
Date: 04 Oct 2024 13:14:01
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 Goregaon Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - RASIK PRABHUDAS HINGOO.
9. Secretary Dindoshi Ekta CHSL

