



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-60/553/2026/FCC/5/Amend

Date : 03 September, 2026

To

Shri. Vinay G. Singh partner of
M/s. JE & VEE Infrastructure

A-203, 2nd floor, Western Edge,
Western Express Highway, Behind
Metro Mall, Borivali West,
Mumbai 400 066

Sub : Proposed Joint Redevelopment of Existing Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL, existing building no. 91 & 92 known as Dindoshi Parishram CHSL, existing Chawl No. 90 known as Dindoshi Ajinkya CHSL & existing building no. 88 & 89 known as Dindoshi Rajanigandha CHSL on plot bearing CTS No. 111(pt), 114 (pt) & 115 (pt) of Village Dindoshi, at Gen. A. K. Vaidya Marg, Malad (E) Mumbai-400097 under Reg. no. 33 (5) of DCPR 2034

Dear Applicant,

With reference to your application dated 05 November, 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 Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL, existing building no. 91 & 92 known as Dindoshi Parishram CHSL, existing Chawl No. 90 known as Dindoshi Ajinkya CHSL & existing building no. 88 & 89 known as Dindoshi Rajanigandha CHSL on plot bearing CTS No. 111(pt), 114 (pt) & 115 (pt) of Village Dindoshi, at Gen. A. K. Vaidya Marg, Malad (E) Mumbai-400097 under Reg. no. 33 (5) of DCPR 2034.**

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. 08 February, 2027

Issue On : 09 February, 2022

Valid Upto : 08 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2022/CC/1/Old

Remark :

This Commencement certificate is issued upto top of Basement i.e. ht. 0.30 mt. AGL as per approved plan dtd. 06.11.2020.

Issue On : 08 June, 2023

Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

This C.C. is now re-endorsed the earlier CC and Further Plinth CC upto top of Basement as per approved plan 19.04.2023. For Wing A and Wing B only.

Issue On : 13 September, 2023

Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

This C.C. is re-endorsed the earlier C.C. and further grant plinth C.C. upto top of Basement for Wing 'C' as per approved plan dtd. 19.04.2023

Issue On : 13 September, 2023

Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

C.C. Bearing No. MH/EE/(BP)/GM/MHADA-61/553/2023 dtd. 13.09.2023 i.e. plinth C.C. of "C" wing is hereby revoked since work carried out beyond approval is not yet regularized by competent authority.

Issue On : 01 November, 2023

Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

Re-Endorse the Plinth C.C. for wing 'A' & 'B' and grant plinth C.C. upto top of Basement i.e. ht. 0.30 mt. AGL for wing 'C' as per approved plan dtd. 21.09.2023

Issue On : 11 December, 2023

Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Amend

Remark :

This CC is now further extended upto top of ground floor of wing A & B as per approved plans dated 21.09.2023.

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 shall be strictly followed on site.

Issue On : 01 October, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2024/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed and Further extended upto top of First floor of wing A & B as per approved plans dated 09.09.2024.

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 shall be strictly followed on site.

Issue On : 06 February, 2025

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2025/FCC/3/Amend

Remark :

This C.C. is now re-endorsed the earlier C.C. and further extended upto top of 10th floor i.e ht. 38.61 mt. AGL for wing 'A' and 'B' as per last approved plans issued by MHADA dtd. 14.01.2025.

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 : 24 July, 2025

Valid Upto : 08 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2025/FCC/4/Amend

Remark :

This C.C. is now further extended upto top of 15 th floor i.e ht. 52.86mtr. AGL for wing 'A' and 'B' as per last approved plans issued by MHADA dtd. 14.01.2025.

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 shall be strictly followed on site.

Issue On : 03 September, 2026

Valid Upto : 08 February, 2027

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2026/FCC/5/Amend

Remark :

This C.C. is now Re-endorsed and further extended upto top of 21st floor i.e ht. 69.95 mtr. AGL + LMR + OHT for wing 'A' and 'B' as per last approved plans issued by MHADA dtd. 27.06.2026.

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 Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 and MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 03 Sep 2026 12:49:37
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 - Jigar Kishore Nagda.
9. Secretary Dindoshi Shri Satyam CHSL

MHADA

