



## 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-114/330/2025/FCC/4/Amend

Date : 23 September, 2025

#### **To**

Prabhakar Kunte Co.Op. Hsg.  
Soc. Ltd.

Building no.5 & 6, Prabhakar  
Kunte CHSL on land bearing  
C.T.S. No.1(Pt.), S.No.41, of  
Village Oshiwara, New Link Road,  
at Andheri (W), Mumbai.

**Sub :** Proposed building no.5 & 6, Prabhakar Kunte CHSL on land bearing C.T.S. No.1(Pt.), S.No.41, of Village Oshiwara, New Link Road, at Andheri (W), Mumbai.

Dear Applicant,

With reference to your application dated 04 June, 2025 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 building no.5 & 6, Prabhakar Kunte CHSL on land bearing C.T.S. No.1(Pt.), S.No.41, of Village Oshiwara, New Link Road, at Andheri (W), Mumbai..**

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. 04 June, 2026

Issue On : 05 June, 2010 Valid Upto : 04 June, 2011

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2010/CC/1/Old

Remark :

C.C. upto Top of Stilt i.e.ht.3.05 mtrs per approved plan dtd.08.10.2008

Issue On : 28 March, 2018 Valid Upto : 04 June, 2018

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2018/FCC/1/Old

Remark :

Re-endorsed C.C. upto Top of Basement i.e. ht.0.99 mtr AGL as per approved plans dtd.16.03.2018, Subject to C & D waste generated shall be disposed of as per Hon'ble court order as per SLP (Civil) No.D23708/2017 dtd.15.03.2018

Issue On : 12 June, 2024 Valid Upto : 08 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2024/FCC/1/Amend

Remark :

This CC is re-endorsed upto Plinth level (i.e. Height upto 0.60 mtr AGL) as per last approved amended plans issued vide u.no. Cell/GM/MHADA-114/330/2023 dtd.20.06.2023.

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

Issue On : 14 June, 2024 Valid Upto : 08 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2024/FCC/2/Amend

Remark :

This CC re endorsed further extended up to top of 15th upper floor i.e., building comprising of Basement for Pump room + Ground floor + 1st floor for Commercial use + 2nd to 4th floor podium for car parking + 5th Amenity floor for Society office, fitness centre & Refuge Area, Swimming pool + Typical 6th to 11th & 13th to 15th upper floor for residential use + 12th floor part for refuge and part for residential user as per last approved amended plans issued vide u.no. Cell/GM/MHADA-114/330/2023 dtd.20.06.2023.

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

Issue On : 24 July, 2025

Valid Upto : 04 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2025/FCC/3/Amend

Remark :

This CC is re-endorsed up to top of 15th upper floor i.e., building comprising of 1 Basement for Pump room and Underground water tank + Ground floor part for Entrance Lobby & Part for Commercial use + 1st floor for Commercial use + 2nd to 4th floor podium for car parking + 5th Amenity floor for Society office, fitness center & Refuge Area, Swimming pool + Typical 6th to 11th & 13th to 15th upper floor for residential use + 12th floor part for refuge and part for residential use as per last approved amended plans issued vide u.no.Cell/GM/MHADA-114/330/2025 dtd.04.06.2025.

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 : 23 September, 2025

Valid Upto : 04 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-114/330/2025/FCC/4/Amend

Remark :

This C.C. is now further extended up to top of 19th upper residential floors {i.e. building comprising of 1 Basement for Pump room and Underground water tank + Ground floor part for Entrance Lobby & Part for Commercial use + 1st floor for Commercial use + 2nd to 4th floor podium for car parking + 5th Amenity floor for Society office, fitness center & Refuge Area, Swimming pool + Typical 6th to 11th & 13th to 19th upper floor for residential use + 12th floor part for refuge and part for residential use with height upto.69.90 mtr. + LMR + OHT as per Amended IOA plans issued vide u/no. MH/EE/(BP)/GM/MHADA-114/330/2025/IOA/1/Amend dated- 04.06.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municiple Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar  
Date: 23 Sep 2025 18:49:11  
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 K West 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 K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Prabhakar Kunte Co.-op. Hsg. Soc. Ltd.