



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-51/336/2025/FCC/6/Amend

Date : 07 October, 2025

To

Goregaon Vihar Darshan Co-op.
Hsg. Soc. Ltd.

Existing Bldg. No.1-B & 2-B in
the Siddharth Nagar, MHADA
Layout, known as Goregaon Vihar
Darshan Co-operative Housing
Society Ltd. situated on Plot
bearing C.T.S. 351 of Village
Pahadi Goregaon (West) at
Srirang Sable Road, Goregaon
(West),

Sub : Proposed Redevelopment of Existing Bldg. No.1-B & 2-B in the Siddharth Nagar, MHADA Layout, known as Goregaon Vihar Darshan Co-operative Housing Society Ltd. situated on Plot bearing C.T.S. 351 of Village Pahadi Goregaon (West) at Srirang Sable Road, Goregaon (West),

Dear Applicant,

With reference to your application dated 28 November, 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 Bldg. No.1-B & 2-B in the Siddharth Nagar, MHADA Layout, known as Goregaon Vihar Darshan Co-operative Housing Society Ltd. situated on Plot bearing C.T.S. 351 of Village Pahadi Goregaon (West) at Srirang Sable Road, Goregaon (West),.**

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. 28 November, 2025

Issue On : 29 November, 2021

Valid Upto : 28 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2021/CC/1/Old

Remark :

This C.C. is issued for work up to plinth as per approved Zero FSI IOA plans (i.e.Ht.0.15 Mtrs.) dtd12.10.2021

Issue On : 05 December, 2023

Valid Upto : 28 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2023/FCC/1/New

Remark :

This CC re endorsed further extended up to top of 8th upper floor of Wing 'A' & Wing 'B' i.e., Proposed building Comprising of two wings designed i.e., wing 'A' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + 2nd to 8th upper floor residential userwith a total height of 34.85 mtr. From AGL and Wing 'B' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + Society office + 2nd to 8thupper floor residential userwith a total height of 34.85 mtr. From AGLas per last approved amended plans issued vide u.no.Cell/GM/MHADA-51/336/2023 dtd.02.11.2023.

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 : 13 March, 2024

Valid Upto : 28 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2024/FCC/1/Amend

Remark :

This C.C. Further extended from 9th to 13th upper floor i.e. for building Comprising of two wings designed i.e., wing 'A' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + 2nd to 13th upper floor for residential user with total height 46.45 mtr. and wing 'B' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor Society office + 2nd to 13th upper floor for residential user with total height 46.45 mtr. from general ground level up to terrace level, As per last approved Amended IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA-51/336/2023 dated: 02.11.2023.

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 : 30 August, 2024

Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2024/FCC/2/Amend

Remark :

This C.C. is Now Further extended for 'Wing A' and 'Wing B' from 14th to 17th upper floor for residential user with height 58.05 mt. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA -51/336/2023 dated: 02.11.2023.

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 : 09 September, 2024

Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2024/FCC/3/Amend

Remark :

Previous C.C. i.e. issued dtd. 30.08.2024 is valid till 28.11.2025.

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 : 31 December, 2024

Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2024/FCC/4/Amend

Remark :

This C.C. is Now Further extended for Wing 'A' & Wing 'B' from 18th to 19th upper floor for residential user with height 63.85 mt. AGL, i.e. Proposed High rise Residential Building Comprising of two wings designed i.e., wing 'A' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + 2nd to 19th upper floor for residential user with total height 63.85 mtr. and wing 'B' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + Society office + 2nd to 19th upper floor for residential user with total height 63.85 mtr. from general ground level up to terrace level, as per approved plan u/no. MH/EE/BP Cell/GM/MHADA -51/336/2023 dated: 02.11.2023.

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 : 20 March, 2025

Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2025/FCC/5/Amend

Remark :

This C.C. is now Further extended for Wing 'A' from 20th to 21st (Pt.) upper floor for residential user i.e. height 69.65 mtr. AGL and Wing 'B' from 20th upper floor for residential user i.e. height 66.75 mtr. AGL. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -51/336/2023 dated: 02.11.2023.

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 : 07 October, 2025

Valid Upto : 28 November, 2025

Application No. : MH/EE/(BP)/GM/MHADA-51/336/2025/FCC/6/Amend

Remark :

"This C.C. is now Further extended for Wing 'B' up to 21st upper floor for residential user having height 69.65 mtr. from AGL. (entire work)" {i. e. building Comprising of two wings i.e., wing 'A' Comprising of Common stilt + Common 1st floor for (pt.) Fitness Centre + (pt.) Residential floor + 2nd to 21st upper floor for residential

user with total height 69.65 mtr. and wing 'B' Comprising of Common stilt + Common 1stfloor for (pt.) Fitness Centre + (pt.) Residential floor + Society office + 2nd to 21st upper floor for residential user with total height 69.65 mtr. AGL + OHT as per approved IOA plans u/no. MH/EE/BP/GM /MHADA-51/336/2025 dtd. 26.09.2025}.

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 Tolwar
Date: 07 Oct 2025 19:13:41
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 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 - VILAS VASANT DIKSHIT.
9. Secretary Goregaon Vihar Darshan Co-op. Hsg. Soc. Ltd.