



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-113/857/2026/FCC/2/Amend

Date : 02 September, 2026

To

M/s. Sunbeam Hightech
Developer Pvt. Ltd. C.A. to
Shree Adarsh C.H.S.L.

1, Paras Building Ground floor,
Juhu Varsova Link Road, Andheri
(W), Mumbai - 400053

Sub : Proposed redevelopment of existing Barrackes Tent. No. 72 to 80 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No.1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (W), Mumbai

Dear Applicant,

With reference to your application dated 17 November, 2022 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 Barrackes Tent. No. 72 to 80 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No.1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (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. 12 April, 2027

Issue On : 13 April, 2023

Valid Upto : 12 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2023/CC/1/Old

Remark :

This Plinth C.C. Re-Endorsed for work upto plinth for building no.01 (Sale) as per approved amended IOA plans dated 05.04.2023 and This Plinth C.C. Re-endorsed for work upto plinth for building no.02 (Rehab) as per approved amended IOA plans dtd.05.04.2023

Issue On : 09 November, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2023/FCC/1/Old

Remark :

This Plinth C.C. Re-endorsed for work upto Plinth for Building No.01 (Sale) as per approved amended IOA plans dated 20.10.2023

Issue On : 09 November, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2023/FCC/1/Old

Remark :

This Plinth C.C. Re-endorsed for work upto Plinth for Building No.02 (Rehab) as per approved amended IOA Plans dated 20.10.2023

Issue On : 10 November, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2023/FCC/1/Old

Remark :

Further CC for Building no. 02 (Rehab) having basement (-05.00 mtrs.) + Ground floor for shops + 1st & 2nd upper commercial floors + 3rd to 22nd upper residential floors with the total height of 69.20 mtrs. measured from general ground level up to terrace level & mechanized car parking tower within the building up to 7th floor & 8th floor for parking tower machine room with total height of 28.60 mtrs. measured from general ground level up to top level of the mechanized car parking tower with separate 0.90 mtr. wide M.S. type staircase & 01.00 mtr. wide fire-fighting platform with railing at every floor level as per approved amended IOA plans date 20.10.2023.

Issue On : 27 April, 2026

Valid Upto : 12 April, 2027

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2026/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed & further extended upto 33rd upper Resi. floor for building No.01 as per last approved amended plans U/No. MH/EE/(BP)/GM/MHADA-113/857/2025/IOA/1/Amend dated 16.05.2025.

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 shall be strictly followed on site.

Issue On : 02 September, 2026

Valid Upto : 12 April, 2027

Application No. : MH/EE/(BP)/GM/MHADA-113/857/2026/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed for building no.02 upto 22nd floor + LMR+OHT & further extended up to top of 37th upper residential floors + LMR + OHT for building no.01 as per Amended IOA plans issued vide u/no. MH/EE/(BP)/GM/MHADA-113/857/2025/IOA/1/Amend dated 16.05.2025.

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 shall be strictly followed on site.


Digitally signed by Rupesh Muralidhar Totewar
Date: 02 Sep 2026 18:01:23
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 Bandra 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 Shree Adarsh Co-Operative Housing Society Ltd.