



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-104/280/2025/FCC/3/Amend

Date : 25 March, 2025

To

Mahesh Lira Verat
(M/s.Gurukrupa Realcon
Infrastructure Developers)

C-106, Vashi Plaza, Sector - 17,
Vashi, Navi Mumbai - 400 703

का. अ. / इपक (बु क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	
E-4918942	08 APR 2025

ITC Cell,
M. H. & A. D. Authority
Laward No.: 1196
Date: 11.04.25

Sub : Proposed Redevelopment of Existing Building Of Building No.04 Known as "Juhu Alaknanda Co-Op Housing Society Ltd", on plot Bearing C.T.S no.2 (pt.) Village Vile Parle and C.T.S No.195/191A (pt.) Village Andheri, Gulmohar Cross Road No.10 J.V.P.D Scheme Mumbai-400049.

Dear Applicant,

With reference to your application dated 07 July, 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 Of Building No.04 Known as "Juhu Alaknanda Co-Op Housing Society Ltd", on plot Bearing C.T.S no.2 (pt.) Village Vile Parle and C.T.S No.195/191A (pt.) Village Andheri, Gulmohar Cross Road No.10 J.V.P.D Scheme Mumbai-400049..**

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. 24 August, 2025

Issue On : 25 August, 2023 Valid Upto : 24 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/280/2023/CC/1/New

Remark :

This CC is issued upto top of plinth (i.e. height upto 0.15 Mt. AGL) as per approved plans dtd. 04.05.2023

Issue On : 21 August, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-104/280/2023/FCC/1/New

Remark :

This C.C. is Further extended upto top of 5th floor slab i.e. building comprising of Ground floor (pt.) for Parking's, Meter room, Pump room & Lobby + 1st (pt.) for Fitness centre + Society Office and part for Residential use + 2nd to 5th upper residential floors having height upto 18.34 mt. AGL as per approved IOA plans dtd. 04.05.2023.

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 : 15 January, 2025

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-104/280/2025/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 9th upper residential floors i. e. building comprising the Ground floor (pt.) for Parking's, Meter room, Pump room & Lobby + 1st (pt.) for Fitness centre + Society Office and part for Residential use + 2nd to 9th upper residential floor with total height of 30.34 mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-104/280/2023dt. 04.05.2023}.

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 : 05 February, 2025

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-104/280/2025/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 11th upper residential floors

{ i. e. building comprising the Ground floor (pt.) for Parking's, Meter room, Pump room & Lobby + 1st (pt.) for Fitness centre + Society Office and part for Residential use + 2nd to 11th upper residential floor with total height of 36.34 mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-104/280/2023dt. 04.05.2023}.

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 : 25 March, 2025

Valid Upto : 24 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-104/280/2025/FCC/3/Amend

Remark :

This C.C. is now Further extended from 12th to 16th upper residential floors+ Top most terrace level + OHT { i. e. for Entire work of building comprising of a Basement for a Multilevel Mechanical Shuttle Bay Pit type car parking system + Ground floor (pt.) for Parking's, Meter room, Pump room & Lobby + 1st (pt.) for Fitness center + Society Office and part for Residential use + 2nd to 16th upper residential floor with total building height 51.34 mt. + OHT as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-104/280/2023 dt. 04.05.2023.

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.

Digitally signed by Rupesh Muralidhar Tolerao
Date: 25 Mar 2025 17:25:44
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 - Hansraj Raghuraj Vishwakarma.
9. Secretary as "JuhuAlaknanda Co-Op Housing Society Ltd"

