



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-103/1054/2025/FCC/3/Amend

Date : 13 August, 2025

To

ANKIT M JOSHI,

M/s. Upturn Properties L.L.P., A
414 KAILASH PLAZA ABOVE
RAYMOND SHOW ROOM VALLABH
BAUGLANE GHATKOPER EAST
MUMBAI 400077

Sub : Proposed Bldg no 2 on plot of existing bldg no 1 and 2 known as Chaitanya CHSL bearing CTS no 154 154A and 154C of village Bandra I MHADA Layout Chaitanya Nagar Santacruz East

Dear Applicant,

With reference to your application dated 04 March, 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 Bldg no 2 on plot of existing bldg no 1 and 2 known as Chaitanya CHSL bearing CTS no 154 154A and 154C of village Bandra I MHADA Layout Chaitanya Nagar Santacruz East.**

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. 27 June, 2026

Issue On : 28 June, 2022

Valid Upto : 27 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/2022/CC/1/New

Remark :

This Zero FSI C.C. is issued upto top of Plinth level (i.e. 0.15m AGL) as per Approved plans dated. 17.02.2022.

Issue On : 06 February, 2024

Valid Upto : 27 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/2024/FCC/1/New

Remark :

Now, this Plinth C.C. is Re-endorsed as per approved Amended Plan dtd. 23.12.2022.

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 July, 2024

Valid Upto : 27 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/1/FCC/1/Old

Remark :

This C.C. is now further extended upto top of 7th upper residential floors { i. e. building comprising wing A & B consists of part basement level for Pump Room, U. G. tank & Automated Mechanized Puzzle car parking system + Ground floor for Shops, Entrance lobby, Society office, space for meter room & Stilt for surface car parking + 1st to 7th upper floors for residential user with total building ht. upto 23.09 mts. AGL as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-103/1054/202 dt. 04.08.2023}.

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer BMC dt. 15.09.2023 & Hon'ble Municipal (D.P.) Commissioner (BMC) dt. 25.10.2023 followed on Site.

Issue On : 20 January, 2025

Valid Upto : 27 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/2025/FCC/1/Amend

Remark :

Issue On : 26 March, 2025

Valid Upto : 27 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/2025/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 10th upper residential floors to Top most terrace level + LMR + OHT { i. e. for Entire work of building comprising wing A & B consists of part basement level for Pump Room, U. G. tank & Automated Mechanized Puzz car parking system + Ground floor for Shops, Entrance lobby, Society office, space for meter room & Stilt for surface car parking + 1st to 10th upper floors for residential user residential user with total building ht. upto 31.73 mts. AGL+ LMR + OHT as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-103/1054/2023 dt. 04.08.2023}.

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer BMC dt. 15.09.2023 & Hon'ble Municipal (D.P.) Commissioner (BMC) dt. 25.10.2023 shall be followed on Site

Issue On : 13 August, 2025

Valid Upto : 27 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-103/1054/2025/FCC/3/Amend

Remark :

This C.C. is now Further extended from 10th floor to 11th upper floor + Top of parapet wall + OHT with height 36.86 mt. from AGL { i. e. for Entire work of building comprising of wing A & B consists of part basement level for Pump Room, U. G. tank & Automated Mechanized Puzzle car parking system + Ground floor for 04 nos. of shops, 2 nos. of entrance lobby, Society office, space for meter room & stilt for surface car parking + 1st to 11th upper floors for residential user + Top of parapet wall + OHT with height 36.86 mt. from AGL as per approved Amended IOA plans u/no. MH/EE/ (BP)/GM/MHADA-103/1054/2025 dt. 31.07.2025}.

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer BMC dt. 15.09.2023 & Hon'ble Municipal (D.P.) Commissioner (BMC) dt. 25.10.2023 shall be followed on Site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 13 Aug 2025 19:28:00
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 H East 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 H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - SALONI ARUN DEODHAR.
9. Secretary Chaitanya CHSL