



## 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-64/1318/2026/FCC/3/Amend

Date : 02 April, 2026

#### To

M/s. Maharashtra Police Co-operative Housing Federation Ltd.

Office at Building No-6, NRU-3,  
Dadasaheb Gaikwad Nagar, Opp.  
Kala Vidyalaya High School, Gate  
No-8, Malvani, Malad(W),  
Mumbai-400 095.

**Sub :** Proposed development on Plot C-2, Tower- III, Wing L to P of Building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malvani, Malad, bearing CTS No. 3525(pt.) Village Malvani at Goregaon(W) Mumbai-400095.

Dear Applicant,

With reference to your application dated 07 August, 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 development on Plot C-2, Tower- III, Wing L to P of Building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malvani, Malad, bearing CTS No. 3525(pt.) Village Malvani at Goregaon(W) Mumbai- 400095..**

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. 09 August, 2026

Issue On : 10 August, 2023

Valid Upto : 09 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-64/1318/2023/CC/1/New

Remark :

This C.C. issued for work upto plinth as per approved Zero FSI IOA plans dated 26/07/2023

Issue On : 15 October, 2024

Valid Upto : 09 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-64/1318/2024/FCC/1/New

Remark :

This C.C. is issued for Wing 'L', Stilt Part parking & utility + 1st floor Part residential, Fitness Centre & Part Podium for recreational area, Wing 'M', Ground Part shops & Stilt parking + 1st floor Part Offices & Fitness Centre & Part Podium for recreational area, Wing 'N' basement pump room + Ground Part shops & Stilt Part parking + 1st floor Part offices & Part Podium for recreational area, Wing 'O', Ground Part for shops & Stilt Part parking + 1st floor Part Offices, Fitness Centre, Society office & Part podium for recreational area & Wing 'P', Stilt Part for parking, Ground Part utility + 1st floor Part residential, Fitness Centre & Part podium for recreational area as per approved amended plans dated 26/07/2024.

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 January, 2025

Valid Upto : 09 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-64/1318/2025/FCC/1/Amend

Remark :

This C.C. is issued for Wing 'L' Stilt, Ground + 1st residential, Fitness Centre, Podium recreational + 2nd to 10th top slab, Wing 'M' Stilt, Ground+ 1st Offices, Fitness Centre, Podium recreational + 2nd to 10th top slab, Wing 'N', Basement pump room + Stilt, Ground+ 1st offices, Podium recreational + 2nd to 10th top slab, Wing 'O' Stilt, Ground + 1st Offices, Fitness Centre, Society office, podium recreational + 2nd to 10th top slab & Wing 'P', Stilt, Ground + 1st residential, Fitness Centre, podium recreational + 2nd to 9th top slab as per approved amended plans dated 26/07/2024.

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 : 22 May, 2025

Valid Upto : 09 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-64/1318/2025/FCC/2/Amend

Remark :

This C.C. is issued for work of Wing 'L' Stilt, Ground + 1st residential, Fitness Centre, Podium recreational + 2nd to 20th top slab Wing 'M' Stilt, Ground+ 1st Offices, Fitness Centre, Podium recreational + 2nd to 20th top slab, Wing 'N', Basement pump room + Stilt, Ground+ 1st offices, Podium recreational + 2nd to 20th top slab, Wing 'O' Stilt, Ground + 1st Offices, Fitness Centre, Society office, podium recreational + 2nd to 20th top slab & Wing 'P', Stilt, Ground + 1st residential, Fitness Centre, podium recreational + 2nd to 19th top slab as per approved amended plans dated 26/07/2024.

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 : 02 April, 2026

Valid Upto : 09 August, 2026

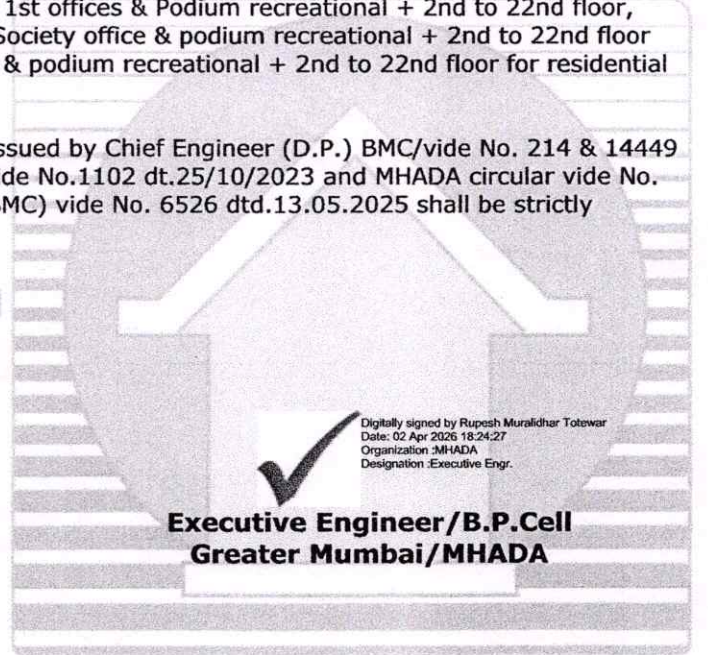
Application No. : MH/EE/(BP)/GM/MHADA-64/1318/2026/FCC/3/Amend

Remark :

This C.C. is issued for work of Wing 'L', Stilt, Ground + 1st residential, Fitness Centre, Podium recreational + 2nd to 22nd floor, Wing 'M', Ground, Stilt + 1st Offices & Fitness Centre & Podium recreational + 2nd to 22nd upper floor Wing 'N', basement pump room + Ground & Stilt + 1st offices & Podium recreational + 2nd to 22nd floor, Wing 'O', Ground & Stilt + 1st Offices & Fitness Centre, Society office & podium recreational + 2nd to 22nd floor Wing 'P', Stilt & Ground + 1st residential, Fitness Centre & podium recreational + 2nd to 22nd floor for residential use as per approved amended plans dated 26/07/2024

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.

महाडा  
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 North 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 North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - HEMANT LALCHAND KANKARAIYA.
9. Secretary Maharashtra Police Co-operative Housing Federation Ltd