



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-92/941/2026/FCC/4/Amend

Date : 22 January, 2026

To

M/s. Paranjape Spaces And Services Private Limited
101, Somnath, CTS - 988
Rammandir Road Vile Parle east
Mumbai 400057

Sub : Proposed redevelopment Building No 1& 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051

Dear Applicant,

With reference to your application dated 18 October, 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 Building No 1& 2 Teachers Colony Co Op- Hsg. Society Ltd., bearing CTS No. 609 at village Bandra Mumbai 400 051.**

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

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. 08 January, 2027

Issue On : 09 January, 2023 Valid Upto : 08 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2022/CC/1/New

Remark :

This C.C. granted upto top of Plinth Level (i.e. upto height 0.15 m AGL) as per approved IOA dtd. 30.11.2021.

Issue On : 11 August, 2023 Valid Upto : 08 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2023/FCC/1/New

Remark :

This C.C. is Re-endorsed with height 0.30 mtr. As per last approved Amended IOA plans issued vide /no.MH/EE/(B.P.)Cell /GM/MHADA -92/941/2023 dated – 12.07.2023.

Issue On : 20 December, 2023 Valid Upto : 08 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2023/FCC/1/Amend

Remark :

This C.C. Re-endorsed & further extended upto top of 14th upper floor forwing 'A', 'B', 'C', 'D', & 'E' having common Ground floor fo Parking + Wing 'A', and 'B' 1st to 14th upper floors, Wing 'C' 1st to 9th upper floor & Wing 'D' and 'E' 1st to 5th upper residential floors. With total Max height of 45.70 mtrs. from general ground level up to terrace level.as per last approved amended plans issued vide u.no.Cell/GM/MHADA-92/941/2023 dtd.12.07.2023.

Note:- That the Guidelines 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 in respect of control of Air Pollution.

Issue On : 25 September, 2024 Valid Upto : 08 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2024/FCC/2/Amend

Remark :

This C.C. is now Further extended for Wing 'C' 10th to 11th upper floor and Wing 'D' & 'E' 6th to 11th upper floor for residential use i.e. for Building comprising of five wings designated as wing 'A', 'B', 'C', 'D', & 'E' having common Ground floor for Parking + Wing 'A', and 'B' 1st to 14th upper floors, Wing 'C' 1st to 11th upper floor & Wing 'D' and 'E' 1st to 11th upper residential floors With total Max height of 45.70 mtrs. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 92/941/2024 dated: 29.08.2024.

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 : 15 January, 2025 Valid Upto : 08 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2025/FCC/3/Amend

Remark :

"This C.C. is now Further extended for Wing 'C' 12th to 13th upper floor for residential user i.e. for Building comprising of five wings designated as wing 'A', 'B', 'C', 'D', & 'E' having common Ground floor for Parking + Wing 'A', and 'B' 1st to 14th upper floors, Wing 'C' 1st to 13th upper floor & Wing 'D' and 'E' 1st to 11th upper residential floors with total Max height of 45.70 mtrs. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 92/941/2024 dated: 29.08.2024."

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 : 22 January, 2026

Valid Upto : 08 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-92/941/2026/FCC/4/Amend

Remark :

This C.C. is Now Further extended for Wing 'C' 14th upper floor and 12th to 14th upper floor for Wing 'D' and 'E' for residential user with total building ht. 45.70 mtrs.+ OHT / LMR i.e. for Building comprising of five wings designated as wing 'A', 'B', 'C', 'D', & 'E' All the Wings having ground floor on Stilt + 1st to 14th upper residential floors with total max height of 45.70 mtr.+ OHT /LMR as per last Amended IOA plans issued by MHADA on dtd- 29.08.2024 vide u/no. MH/EE/BP Cell/GM/MHADA 92/941/2024.

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.

Digitally signed by Rupesh Muralidhar Totewar
Date: 22 Jan 2026 18:36:34
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 - VILAS VASANT DIKSHIT.
9. Secretary Teachers Colony Co Op- Hsg. Society Ltd.