



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-104/1244/2025/FCC/2/Amend

Date : 30 December, 2025

To

Golden Tobacco Workers CHS Ltd
Plot No.22 C.T.S. 195/173/2
Village Andheri Golmohar Cross
Road no. 12 Andheri (W)
Mumbai 400049

Sub : Proposed redevelopment of Golden Tobacco workers CHSI Bearing Sub Plot No. 22 respectively having C.T.S. no. 195/173/2(Pt.) Village Andheri at JVPD Andheri (W). Mumbai

Dear Applicant,

With reference to your application dated 12 December, 2024 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 Golden Tobacco workers CHSI Bearing Sub Plot No. 22 respectively having C.T.S. no. 195/173/2(Pt.) Village Andheri at JVPD Andheri (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

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. 14 September, 2026

Issue On : 15 September, 2023

Valid Upto : 14 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/1244/2023/CC/1/Old

Remark :

This Zero FSI Plinth C.C. is issued upto top of Plinth Level (i.e. height upto 0.15 mt. AGL), as per approved Zero FSI Amended plans dated 14.09.2023

Issue On : 28 January, 2025

Valid Upto : 14 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-104/1244/2025/FCC/1/New

Remark :

This C.C. is Re – endorse & Further extended for Ground floor for Surface parking Cantilever parking entrance lobby, meter room + 1st to 10th upper residential floor i.e. for 5th Level Basement (-17.85 mtr.) for Robotic Automated Mechanized Parking system + Ground floor for Surface parking Cantilever parking entrance lobby, meter room + 1st to 10th upper residential floor with total height of 32.50 mtrs. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 104/1244/2024 dated: 13.05.2024.

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 : 25 August, 2025

Valid Upto : 14 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-104/1244/2025/FCC/1/Amend

Remark :

"This C.C. is now further extended upto top of 15th upper residential floors {i. e. building having 5th level Basement (-17.85 mtr) for Robotic Automated Mechanized Parking System + Ground floor for surface parking, cantilever parking, entrance lobby, meter room + 1st to 15th upper Residential floor with a total height of 47.00 mtr. upto terrace level only. as per approved Amended plans u/no MH/EE/ (BP)/GM/MHADA-104/1244/2024 dt.13.05.2024}.

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 : 30 December, 2025

Valid Upto : 14 September, 2026

Application No. : MH/EE/(BP)/GM/MHADA-104/1244/2025/FCC/2/Amend

Remark :

This C.C. is now further extended up to top of 17th upper residential floors {i.e. proposed High Rise residential building having 5th Level Basement (-17.85 mtr) for Robotic Automated Mechanized Parking system + Ground

floor for Surface parking, Cantilever parking entrance lobby, meter room + 1st to 17th upper residential floor with a total height of 52.80 mtr and F. C.C. was granted up to top of 17th upper residential floor+ LMR + OHT as per Amended IOA plans issued vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-104/1244/2025 dated- 13.05.2024.

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.

 Digitally signed by Rupesh Muralidhar Tolewar
Date: 30 Dec 2025 16:34:19
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 Golden Tobacco Workers Co.Op. Hsg. Ltd