



## 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-104/1405/2026/FCC/1/Amend

Date : 08 June, 2026

#### **To**

Vir Buvan CHSL.

plot No. 05, MHADA layout, JVPD  
CTS No. 01 (pt) of village  
Vileparle, JVPD scheme, vileparle  
(W), Mumbai 400049

**Sub :** Proposed redevelopment to the existing buildin on plot No. 05, MHADA layout, JVPD CTS No. 01 (pt) of village Vileparle, JVPD scheme, vileparle (W), Mumbai 400049

Dear Applicant,

With reference to your application dated 23 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 redevelopment to the existing buildin on plot No. 05, MHADA layout, JVPD CTS No. 01 (pt) of village Vileparle, JVPD scheme, vileparle (W), 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

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. 13 June, 2026

Issue On : 14 June, 2022

Valid Upto : 13 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-104/1405/2022/CC/1/Old

Remark :

This part plinth cc is issued for Phase-1 upto height of 0.15 mt. from AGL shown as A-L-A in accompanying plan as per approved plan dtd 12.04.2022

Issue On : 30 May, 2024

Valid Upto : 13 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-104/1405/2024/FCC/1/Old

Remark :

This Full Plinth CC is issued for phase-II upto height of 0.15mt from AGL shown as F-H-I-Z in accompanying plan as per approved plan dtd 11.05.2023

Issue On : 10 July, 2024

Valid Upto : 13 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-104/1405/2024/FCC/1/Old

Remark :

This CC is now further extended upto top of 5th upper residential floors { i.e. building comprising of upper basement level for Mechanized robotic car parking system with services, UG. tank, Pump room and lower basement for Mechanized robotic car parking system with depth 18.69mt. + part stilt floor for 3 nos. of car lifts for Mechanized robotic cr parking system & part Gr. floor for entrance lobby, service area, society office, space for meter room + 1st to 5th upper residential floors with total building ht. 18.75 m upto 5th upper floors as per last approved amended plan issued vide u/no. MH/EE/BP./ Cell/GM/MHADA-104/1090/2023 dtd. 11/05/2023.

Issue On : 08 June, 2026

Valid Upto : 13 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-104/1405/2026/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 13th upper residential floors as per approved Amended plans vide letter no. MH/EE/(BP)/GM/MHADA-104/1090/2023dt. 11.05.2023.

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.



Digitally signed by Rupesh Muralidhar Totewar  
Date: 08 Jun 2026 13:21:56  
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 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 H West Ward MCGM.
7. A.A. & C H West Ward MCGM
8. Architect / LS - Dharmesh Rajen Chevli.
9. Secretary Vir Bhuvan Chsl