



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-95/1221/2025/FCC/3/Amend

Date : 18 March, 2025

To

M/s.Vinca Realtors Private
Limited C.A. To Kher Nagar
Ashray CHSL

404, Niranjana, 99 Marine Drive,
Marine Lines West, Mumbai-
400002

का. अ. / इपक (बु क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
E-4657104	20 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 900
Date: 21.03.25

Sub : Proposed redevelopment of existing building no 18 society known as Kher Nagar Ashray CHSL CTS No 607(pt.) survey No 341(pt), Village Bandra East, Kher Nagar MHADA Layout Bandra (East) Mumbai 400051.

Dear Applicant,

With reference to your application dated 21 June, 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 redevelopment of existing building no 18 society known as Kher Nagar Ashray CHSL CTS No 607(pt.) survey No 341(pt), Village Bandra East, Kher Nagar MHADA Layout Bandra (East) Mumbai 400051..**

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. 03 September, 2025

Issue On : 04 September, 2023

Valid Upto : 03 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1221/2023/CC/1/New

Remark :

This commencement certificate is granted for the work upto top of plinth level for Wing 'A' and 'B' (i. e. Plinth height 0.15 mt. AGL for Stilt & Plinth ht.0.30 mt. AGL for rest of the ground floor) as per approved IOA plans u/no. MH/EE/(BP)/GM/MHADA-95/1221 DTD. 28.12.2022.

Issue On : 06 March, 2024

Valid Upto : 03 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1221/2024/FCC/1/New

Remark :

This C.C. is now further extended up to top of 13th upper residential floors i. e. Residential buildings comprising of Stilt floor + 1st floor to 13th floor for A & B wing residential users with total height of 41.00 mt. from AGL as per approved IOA plans u/no. MH/EE/(BP)/GM/MHADA-95/1221/2022 dt. 28.12.2022.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 04 October, 2024

Valid Upto : 03 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1221/2024/FCC/1/Amend

Remark :

This C.C. is now re- endorsed & Further extended for 14Th to 17th upper floor for residential user .With total Max height of 54.80 mtrs. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 95/1221/2024 dated: 30.04.2024.

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 : 27 November, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-95/1221/2024/FCC/2/Amend

Remark :

Further C.C. extended for 18th to 20th upper floor for residential user .With total Max height of 71.85 mtrs. AGL including LMR +

OHT as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 95/1221/2024 dated: 30.04.2024.

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 : 18 March, 2025

Valid Upto : 03 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-95/1221/2025/FCC/3/Amend

Remark :

This C.C. is now re- endorsed & Further extended for 21st floor for staircase core & lift lobby & terrace floor + 22nd floor for staircase core & lift lobby as per approved plan dated 12 February, 2025

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 Tolwar
Date: 18 Mar 2025 17:19:47
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 - Jitendra Govind Dewoolkar.
9. Secretary Ashray CHSL

