



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-99/2216/2026/FCC/1/Amend

Date : 27 May, 2026

To

Deepak Dhondu Palkar of M/s.
Palkar Realty Pvt. Ltd.

G-5, Gr. floor, Velankani Villa,
13th N.S Road, JUHU Ville Parle
(W), Mumbai-49.

Sub : Proposed redevelopment of existing Bldg no. B-5, Anand Nagar Omkar CHSL, CTS no. 35A, Santacruz (East), Mumbai- 55.

Dear Applicant,

With reference to your application dated 11 April, 2025 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 Bldg no. B-5, Anand Nagar Omkar CHSL, CTS no. 35A, Santacruz (East), Mumbai- 55..**

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. 26 June, 2026

Issue On : 27 June, 2025

Valid Upto : 26 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-99/2216/2025/CC/1/New

Remark :

This C. C is granted for work upto top of plinth level i. e. Plinth height 0.15 Mt. from AGL for still level and 0.30 Mt. from AGL for Entrance lobby as per approved Zero FSI IOA plans u/no. MH/EE/(BP)/GM/MHADA-99/2216/2025/IOA/1/New dt. 08/05/2025.

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.

Issue On : 12 December, 2025

Valid Upto : 26 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-99/2216/2025/FCC/1/New

Remark :

This C.C. is now re-endorsed & further extended upto top of 3rd upper residential floors { i. e. proposed Low-rise residential building having Ground floor + 1st to 3rd upper residential floors with a total height of 11.82 mt. measured from general ground level up to terrace level and proposed automated mechanized car parking tower attached to the building, having (- 04.70 mt.) in below ground & a height of 16.67 mt. above ground to the top of car parking tower with a separate MS staircase of 0.90 mt. width having 01.00 m wide platform with Railing from AGL as per approved Amended plans u/no. MH/EE/(BP)/GM/MHADA-99/2216/2025/IOA/1/Amend dt. 09.12.2025}.

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 shall be strictly followed on site.

Issue On : 27 May, 2026

Valid Upto : 26 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-99/2216/2026/FCC/1/Amend

Remark :

This C.C. is now re-endorsed & further extended upto top of 9th upper residential floors and proposed automated mechanized car parking tower attached to the building, having (- 04.70 mt.) in below ground & a height of 36.68 mt. above ground to the top of car parking tower with a separate MS staircase of 0.90 mt. width having 01.00 mt. wide platform with Railing from AGL as per approved Amended plans u/no. MH/EE/(BP)/GM/MHADA99/2216/2026/IOA/2/Amend dt. 18.03.2026}.

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: 27 May 2026 18:38:16
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 - Ruchi Tushar Shirsekar.
9. Secretary Anand Nagar Omkar CHSL

