



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-22/1510/2026/FCC/2/Amend

Date : 17 March, 2026

To

Mr. Amaan Shafi Momin Partner
of M/S Star Raise

M/S STAR RAISE, OFFICE NO. 34,
2ND FLOOR, CTS NO. 205,
SAYBA PALACE NEW MILL ROAD,
KURLA WEST MUMBAI 400070

Sub : Proposed redevelopment of existing building no. 11 known as Nehru Nagar Vrindavan CHSL Situated at Nehru Nagar on plot bearing CTS No. 12 pt and Survey No.229 pt and 267 pt of village Kurla III Kurla E Mumbai 400024.

Dear Applicant,

With reference to your application dated 02 May, 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 existing building no. 11 known as Nehru Nagar Vrindavan CHSL Situated at Nehru Nagar on plot bearing CTS No. 12 pt and Survey No.229 pt and 267 pt of village Kurla III Kurla E Mumbai 400024..**

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. Mr. Mahesh Jadhav, 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. 28 May, 2026

Issue On : 29 May, 2024

Valid Upto : 28 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-22/1510/2024/CC/1/New

Remark :

This C.C. is granted for work upto Plinth level as per approved IOA plan dt.01.02.2024.

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 : 24 July, 2024

Valid Upto : 28 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-22/1510/2024/FCC/1/New

Remark :

This Further C.C. is granted for building. comprising of, Stilt + top of 7th upper floor for bldg. ht. 23.80 Mt. as per approved IOA plan dt. 01.02.2024.

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 : 06 March, 2025

Valid Upto : 28 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-22/1510/2025/FCC/1/Amend

Remark :

This Full C.C. is granted for bldg. comprising of Stilt + top of 21st upper + LMR + OHT as per approved IOA plan dt. 03.03.2025.

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 : 17 March, 2026

Valid Upto : 28 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-22/1510/2026/FCC/2/Amend

Remark :

This C.C. is granted for the entire work i.e. building comprising of Stilt (pt) for parking and (pt) for Entrance lobby, meter room and pump room + 1st to 21st upper Floor for residential users including LMR + OHT as per

amended IOA plan dtd. 04.03.2026.

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



Digitally signed by Mahesh Sadhu Jadhav
Date: 17 Mar 2026 15:01:12
Organization :MHADA
Designation :Executive Engr.

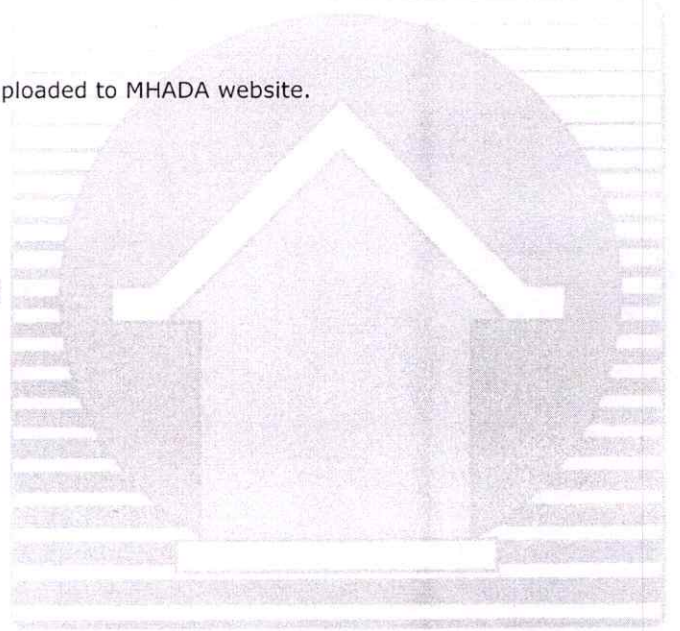
**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Nehru Nagar Vrindavan CHSL



MHADA