



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-61/1162/2025/FCC/2/Amend

Date : 18 November, 2025

To

Mars Lifespaces (Yash) Pvt
Ltd.C.A. to Dindoshi Yash Co - op
Hsg.Soc.Ltd.,

Building No.7, Shivdham
Sankul,Gen. A.K. Vaidya Marg,
Dindoshi,Malad (East) - 400 097.

Sub : Proposed redevelopment on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (East) Mumbai.

Dear Applicant,

With reference to your application dated 05 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 on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (East) 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 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. 08 June, 2026

Issue On : 09 June, 2023

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2023/CC/1/New

Remark :

This C.C. is granted upto Plinth level i.e. height upto 0.35 mtr. from AGL as per approved plans dtd. 26.08.2022

Issue On : 10 January, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2023/FCC/1/New

Remark :

This F.C.C. is now granted for building having Pit level (-03.60 mtrs.) for Pump room + Stilt floor for 06 level pit puzzle parking (having two in Pit) + 03 tier pit stack car parking (having one in pit) + Double Height Entrance lobby + U.G. Tank + Space for D.G. set + 3.25mtrs. Level Meter room + 1st floor for Society office and Yoga room + 2nd to 6th upper Residential floor with height 23.55 Mtr. As per approved IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA -61/1162/2022 dated: 26.08.2022.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dtd. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dtd. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On : 13 September, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2024/FCC/1/Amend

Remark :

This C.C. is now re-endorsed upto Gr. + 7 upper floor & Further extended for 8th to 18th upper floor for residential user with height 58.30 mt. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA -61/1162/2024 dated: 21.05.2024.

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 : 18 November, 2025

Valid Upto : 08 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2025/FCC/2/Amend

Remark :

This F.C.C. is now granted for entire work {Building having Pit level for puzzle parking, Pump room, Fire fighting tank, Domestic tank, Space for AHU + Stilt floor for 06 level pit puzzle parking, stack car parking, Triple Height Entrance lobby + Meter room + 3.30 mtrs. Level + 1st floor for Society office and fitness centre + 2nd to 6th Residential floor + 7th floor Part Residential & Part Refuge Area + 8th to 13th Residential floor + 14th floor Part residential & Part Refuge area + 15th to 20th residential floor + 21st part residential + Part Refuge Area and part fitness centre + 22nd upper residential floor with a total height of 69.90 mtrs. from AGL + LMR/OHT as per approved Amended IOA was issued vide no. MH/EE/BP/GM/MHADA-61/1162 dated 17.10.2025.

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 Totewar
Date: 18 Nov 2025 16:40:25
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 P North Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Dindoshi Yash Co - op Hsg.Soc.Ltd.,