



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-69/876/2026/FCC/2/Amend

Date : 17 July, 2026

To

M/s SRK Vrindavan

2nd Floor, Shreeji Shopping
Arcade, SRK, MG Road, Borivali
East, Mumbai - 400 066.

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक

Sub : Proposed redevelopment of chawl no.17 & 18, Mahavir Nagar Shri Vrindavan CHSL, MHB Colony, C.T.S. No.128(Pt.) at Mahavir Nagar, of Village -Kandivali, Kandivali (West), Mumbai- 400067.

Dear Applicant,

With reference to your application dated 26 April, 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 chawl no.17 & 18, Mahavir Nagar Shri Vrindavan CHSL, MHB Colony, C.T.S. No.128(Pt.) at Mahavir Nagar, of Village -Kandivali, Kandivali (West), Mumbai- 400067..**

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. 24 February, 2027

Issue On : 25 February, 2022

Valid Upto : 24 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-69/876/2022/CC/1/Old

Remark :

This C.C. is issued upto top of plinth (i.e. for 0.45) AGL as per approved plans issued by MHADA dtd. 18.08.2021 u/No. EE/(BP)/GM/MHADA-69/876/2021.

Issue On : 23 April, 2024

Valid Upto : 24 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-69/876/2024/FCC/1/Old

Remark :

This Plinth C.C. issued on dtd. 25.02.2022 is now Re-endorsed as per Plan Approved Vide No. MH/EE/(BP)/GM/MHADA-69/876/2024 dtd. 12.04.2024

Issue On : 26 April, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-69/876/2024/FCC/1/Amend

Remark :

This C.C. is Further extended from Ground floor (pt)for shops (Duplex), stilt (pt)for parking ,entrance lobby (double height),servant toilet, meter room ,electric meter room, fire control room+1st floor(pt) for shops & entrance lobby, 6.0 mt.wide two way ramp +2nd to 5th floor podium for car parking with two way ramp (6.0 mt.) +6th floor for amenity floor (society room ,fitness centre, letter box area provision for D.G.set)Refuge area +7th to 31st upper floor(for residential use) having total height 107.01 mt. AGL + OHT + LMR. as per last approved plans issued by MHADA on dtd.12 .04.2024 vide u/no. MH/EE/B.P.Cell/GM/MHADA-69/876/2024}.

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 : 17 July, 2026

Valid Upto : 24 February, 2027

Application No. : MH/EE/(BP)/GM/MHADA-69/876/2026/FCC/2/Amend

Remark :

This C.C. is further extended up to 33rd upper residential Floor as per approved amended plans dtd. 12.04.2024.

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 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 17 Jul 2025 16:39:28
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 R South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R South Ward MCGM.
7. A.A. & C R South Ward MCGM
8. Architect / LS - Rohit Eshwar Parmar.
9. Secretary Mahavir Nagar shree Vrindavan CHSL.

महाडा
MHADA

