



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-99/711/2026/FCC/2/Amend

Date : 23 June, 2026

To

M/s. R-Stone Design and Build
Pvt Ltd. C.A. to Anand Nagar
Anand CHS Ltd.

Flat no.601, Palm Beach Riviera
CHSL, Gandhi gram Road, Juhu,
Mumbai - 400 049.

Sub : Proposed redevelopment of existing Building no. 01 on Plot bearing C.T.S. No. I-116 (pt.), I-116/23, I-116/24 & I-116/25 of village Bandra (E), bearing F.P. No. 56(pt.) of TPS V, Santacruz situated at Anand Nagar, Gurunarayan Marg, Santacruz (E), Mumbai.

Dear Applicant,

With reference to your application dated 09 December, 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. 01 on Plot bearing C.T.S. No. I-116 (pt.), I-116/23, I-116/24 & I-116/25 of village Bandra (E), bearing F.P. No. 56(pt.) of TPS V, Santacruz situated at Anand Nagar, Gurunarayan Marg, Santacruz (E), 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. 04 January, 2027

Issue On : 05 January, 2021

Valid Upto : 04 January, 2022

Application No. : MH/EE/(BP)/GM/MHADA-99/711/2020/CC/1/Old

Remark :

This Zero FSI C.C. is issued upto top of Plinth (i.e. top slab of pit puzzle parking floor upto height 0.25 mtr. AGL) as per approved zero FSI plans dtd.11.11.2020

Issue On : 30 August, 2023

Valid Upto : 04 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-99/711/2023/FCC/1/Old

Remark :

This Plinth CC is re-endorsed upto Plinth level as per approved amended IOA plans dtd.09.08.2023

Issue On : 08 September, 2023

Valid Upto : 04 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-99/711/2023/FCC/1/Old

Remark :

This Further C.C. beyond Plinth i.e. from Ground to top of 14th upper floor with total height 44.59 mtr. AGL by restricting 10% BUA as per approved plans dtd.09.08.2023

Issue On : 13 December, 2024

Valid Upto : 04 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-99/711/2024/FCC/1/Amend

Remark :

This C.C. is re-endorsed and further extended up to top of 16th upper residential floors (i.e. proposed Residential cum Commercial building comprising of Parking Pit upto -10.35 mtr level for puzzle parking accessible by 2.00 nos. of Car lift & spiral Staircase + Pa Basement for U. G. Tank & Pump Room + Ground floor shops (Commercial) + 1st floor for commercial offices + 2nd to 16th upper floor for residential use with total height 50.35 mtr AGL + LMR + OHT as per Amended IOA plans issued vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-99/711/2023 dated- 09.08.2023.

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 : 23 June, 2026

Valid Upto : 04 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-99/711/2026/FCC/2/Amend

Remark :

This C.C is re-endorsed up to top of 16th upper residential floors {i.e. proposed Residential cum Commercial building comprising of Parking Pit upto -10.35 mtr level for puzzle parking accessible by 2.00 nos. of Car lift & spiral Staircase + Part Basement for U. G. Tank & Pump Room + Ground floor shops (Commercial) + 1st floor for commercial offices + 2nd to 16th upper floor for residential use with total height 50.35 mtr AGL+ LMR + OHT as per Amended IOA plans issued vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-99/711/2025 dated- 28.03.2025.

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 and MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Tolewar
Date: 23 Jun 2026 17:37:42
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 - VILAS VASANT DIKSHIT.
9. Secretary Anand Nagar Anand CHS Ltd.