



## 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-71/1035/2025/FCC/7/Amend

Date : 19 June, 2025

#### **To**

Gorai Mulshi Co-op. Hsg. Soc.  
Ltd.

Plot No. 63 bearing C.T.S. No.  
18(pt.) L. T. Road, Borivali  
Village, MHADA Layout, Gorai-II,  
Borivali (West), Mumbai.

**Sub :** Proposed development of Gorai Mulshi Co-op. Hsg. Soc. Ltd. on Plot No. 63, C.T.S. No. 18(pt.), L. T. Road, Borivali Village, MHADA Layout, Gorai-II, Borivali (West), Mumbai.

Dear Applicant,

With reference to your application dated 11 May, 2022 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 development of Gorai Mulshi Co-op. Hsg. Soc. Ltd. on Plot No. 63, C.T.S. No.18(pt.), L. T. Road, Borivali Village, MHADA Layout, Gorai-II, Borivali (West), 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 March, 2026

Issue On : 05 March, 1998 Valid Upto : 04 March, 1999

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/1994/CC/1/Old

Remark :

This C.C. is restricted for work upto plinth level only.

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Issue On : 01 July, 2000 Valid Upto : 04 March, 2001

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/1996/FCC/1/Old

Remark :

This C.C. is now further extended for residential Wing of Ground + 3 upper floors only as per approved plan dated 03.12.1994.

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Issue On : 08 March, 2002 Valid Upto : 04 March, 2003

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2002/FCC/1/Old

Remark :

This C.C. is now further extended for entire residential part i.e. Ground (pt.) + 3rd + 4th (pt.) as per approved plan dtd.:03.12.1994.

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Issue On : 04 April, 2005 Valid Upto : 04 March, 2006

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2005/FCC/1/Old

Remark :

This C.C. is now valid & further extended for the entire work i.e. Wing A & B Stilt + 5th upper floors & Wing C upto plinth level as per approved amended plan dtd.:04.04.2005.

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Issue On : 22 August, 2005 Valid Upto : 04 March, 2006

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2005/FCC/1/Old

Remark :

This C.C. is now valid and further extended for the entire work i.e. Wing A & B – Stilt + 5th upper floors and Wing C upto Ground floor only as per approved amended plans dtd.:04.04.2005.

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Issue On : 20 October, 2022 Valid Upto : 04 March, 2023

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Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2022/FCC/1/Amend

Remark :

This CC is now re-endorsed and granted upto Top of Plinth Level as per latest Amended Plan approved on dtd.24.01.2022

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Issue On : 25 April, 2024

Valid Upto : 04 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2024/FCC/2/Amend

Remark :

This F.C.C. is now Re-endorse upto plinth and Further extend CC for Building comprising of Wing A- Stilt (pt. for Parking) + Ground (pt. for Restaurant) + 1st floor Restaurant + 2nd to 9th upper Residential Floors and Wing B - Stilt (for Parking) + 1st to 8th upper Residential Floors along with parking Tower. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA - 71/1035/2024dated: 28.04.2024.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

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Issue On : 05 June, 2024

Valid Upto : 04 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2024/FCC/3/Amend

Remark :

This F.C.C. is now Re-endorse upto plinth and Further extend CC for Building comprising of Wing A- Stilt (pt. for Parking) + Ground (pt. for Restaurant) + 1st floor Restaurant + 2nd to 9th upper Residential Floors and Wing B - Stilt (for Parking) + 1st to 8th upper Residential Floors along with parking Tower. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA - 71/1035/2024dated: 28.03.2024.

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.

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Issue On : 19 August, 2024

Valid Upto : 04 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2024/FCC/4/Amend

Remark :

This C.C. is now further extended for Building comprising of Wing A- from 10th to 16th upper Residential Floors and Wing B - from 9th to 15th upper Residential Floors along with parking Tower. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -71/1035/2024 dated: 28.03.2024.

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.

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Issue On : 19 December, 2024

Valid Upto : 04 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2024/FCC/5/Amend

Remark :

This F.C.C. is now further extend CC for Building comprising of Wing A- from 17th to 20th upper Residential Floors and Wing B - from 16th to 20th upper Residential Floors along with parking Tower. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -71/1035/2024 dated: 28.03.2024.

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.

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Issue On : 24 March, 2025

Valid Upto : 04 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2025/FCC/6/Amend

Remark :

This F.C.C. is now further extend for Building comprising of Wing A - upto 21th upper Residential Floors along with parking Tower. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -71/1035/2024 dated: 28.03.2024.

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 : 19 June, 2025

Valid Upto : 04 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-71/1035/2025/FCC/7/Amend

Remark :

This F.C.C. is now further extended for Building comprising of Wing A upto 23rd upper Residential Floors + LMR/OHT with height 75.75mt. and Wing B upto 23rd upper Residential Floors + LMR/OHT with height 75.75mt. along with parking Tower with height 72.20mt. (i.e. for entire work ) As per approved Amended plans issued dated.28.03.2024.

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.

Digitally signed by Rupesh Moreishwar Totewar  
Date: 19 Jun 2025 14:17:12  
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 R North 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 North Ward MCGM.
7. A.A. & C R North Ward MCGM
8. Architect / LS - Chandan Prabhakar Kelekar.
9. Secretary Gorai Mulshi Co-op. Hsg. Soc. Ltd.