



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-95/1293/2025/FCC/4/Amend

Date : 24 March, 2025

To

mahesh Lira Verat (M/s.
Gurukrupa Realcon Infrastructure
LLP)
C-106, Vashi Plaza, Sector - 17,
Vashi, Navi Mumbai - 400 703

का. अ. / इपक (बु. क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
E-4723594	25 MAR 2025

Sub : Proposed Redevelopment Existing Building no.3 Known as "Khernagar Kala Co-Op Housing Society Ltd", on Plot bearing CTS No.604 (Pt) Village Bandra (East), Shri Ram Mandir Road Bandra (E) Mumbai 400051

Dear Applicant,

With reference to your application dated 30 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 Existing Building no.3 Known as "Khernagar Kala Co-Op Housing Society Ltd", on Plot bearing CTS No.604 (Pt) Village Bandra (East), Shri Ram Mandir Road Bandra (E) Mumbai 400051.**

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. 27 August, 2025

Issue On : 28 August, 2023

Valid Upto : 27 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2023/CC/1/New

Remark :

This commencement certificate is granted for the work upto top of plinth level for Wing 'A' and 'B' (i.e. Plinth height 0.15 mt. AGL for Stilt & Plinth ht.0.30 mt. AGL for Entrance lobby) as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2023 dt. 12.06.2023.

Issue On : 21 February, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2023/FCC/1/New

Remark :

This C.C. is now further extended upto top of 6th upper residential floors i. e. building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness center, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 6th upper residential floors with total height of 35.19 mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2023 dt. 12.06.2023.

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 shall be strictly followed on site.

Issue On : 11 December, 2024

Valid Upto : 27 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2024/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 10th upper residential floors { i. e. building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness centre, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 10th upper residential floors with total height of 46.79 mt. from AGL as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2024dt. 04.04.2024.

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.

Issue On : 04 February, 2025

Valid Upto : 27 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2025/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 13th upper residential floors { i. e. building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness center, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 13th upper residential floors with total height of 55.49 mt. from AGL as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2024dt. 04.04.2024.

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.

Issue On : 13 March, 2025

Valid Upto : 27 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2025/FCC/3/Amend

Remark :

This C.C. is now further extended upto top of 16th upper residential floors { i. e. building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness center, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 16th upper residential floors with total height of 64.19 mt. from AGL as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2024dt. 04.04.2024.

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.

Issue On : 24 March, 2025

Valid Upto : 27 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-95/1293/2025/FCC/4/Amend

Remark :

This C.C. is now Further extended from 17th to 18th floor Top most terrace level + LMR + OHT { i. e. for Entire work of building comprising of part basement (-04.70 mtrs. below Wing-A) + Stilt for Surface car parking + 1st to 4th common podium floor for surface car parking + 5th podium floor partly used for Fitness center, society office, swimming pool, children play area, indoor play area & partly used for surface car parking and thereafter building is divided into two wings designed as Wing-A & Wing-B from 1st floor to 18th upper residential floors with total height of 69.99 mt. from AGL + LMR + OHT as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-95/1293/2024 dt. 04.04.2024.

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: 24 Mar 2025 15:11:35
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 - Hansraj Raghuraj Vishwakarma.
9. Secretary Khernagar Kala Co-Op Housing Society Ltd

