



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-59/1352/2025/FCC/1/New

Date : 14 October, 2025

To

M/s. Bhavya Parshva Realty L.L.P,
C.A. to Bimbisar Nagar Premises
CSL,

B/102, Bldg. no. 155, Shrirang,
Pant Nagar, Parivartan CHSL,
Pant Nagar, Naidu Colony,
Ghatkopar (E), Mumbai - 400
077.

Sub : Proposed redevelopment of the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai-400 065.

Dear Applicant,

With reference to your application dated 16 July, 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 the "Bimbisar Nagar Premises CSL", next to Transit Camp Bldg No. 13/B, bearing CTS No. 258/ b-1 (1 to 16), at Bimbisar Nagar, Goregaon (East), Mumbai- 400 065..**

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. 24 July, 2026

Issue On : 25 July, 2024

Valid Upto : 24 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-59/1352/2024/CC/1/New

Remark :

This C.C. is granted for work upto top of plinth level i.e. height 0.30 Mt. from AGL as per approved Zero IOA plans u/no.MH/EE/BPCell/MHADA-59/1352/2023 dated 30/10/2023.

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 : 14 October, 2025

Valid Upto : 24 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-59/1352/2025/FCC/1/New

Remark :

This C.C. is now re-endorsed and further extended up to top of 9th upper residential floors { i. e. Residential cum Commercial building comprising of Ground floor used for Shops, Entrance lobby and services + Service floor + Service floor + 1st to 9th floors for residential user with a height of building is 32.25 mt. from AGL along with Mechanized pit puzzle car parking system tower touching to the building at South-East side up to top of machine room with separate 1.00mt. wide staircase & 1.00 mt. wide platform railing at alternate car parking level. as per approved Amended plan issued vide no. MH/EE/(BP)/GM/MHADA-59/1352/2025/IOA/1/Amend dated 23.06.2025}.

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: 14 Oct 2025 19:22:18
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 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 P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Yogesh Soma KanagaL.
9. Secretary Bimbisar Naqar Premises CSL", next to Transit Camp Bldg No. 13/B