



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-70/1912/2025/FCC/3/Amend

Date : 28 March, 2025

To

M/s. Multi Space Developers Pvt.
Ltd. C.A. to Owner GORAI
PRANEETA CHSL,

Plot No. 31, Shop No. 02, Shree
Sai Darshan CHS, Gorai-1,
Boriwali(W). Mumbai - 92.

का. वा. / इपक (बु. क्षेत्र)	
परिचय संख्या/प्लॉट नं./ भा.	
जावक क्र.	
E-4921254	08 APR 2025

ITC Cell,
M. H. & A. D. Authority
Award No.: 1204
Date: 11.04.25

Sub : Proposed redevelopment of the existing plot No. 30 known as Gorai Praneeta CHSL. , RDP-1, Gorai Road, MHADA Layout , CTS. No. 19/663, of village Boriwali (W), Mumbai 400092.

Dear Applicant,

With reference to your application dated 30 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 the existing plot No. 30 known as Gorai Praneeta CHSL. , RDP-1, Gorai Road, MHADA Layout , CTS. No. 19/663, of village Boriwali (W), Mumbai 400092..**

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. 01 February, 2026

Issue On : 02 February, 2024

Valid Upto : 01 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/2024/CC/1/New

Remark :

Plinth commencement certificate for the building upto top of plinth level i.e. Plinth height 0.15 Mt. AGL for still level and 0.30 for sho level & Entrance lobby as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-70/1377/2023 dt. 21.12.2023.

Issue On : 03 July, 2024

Valid Upto : 01 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/1/FCC/1/Old

Remark :

Issue On : 03 July, 2024

Valid Upto : 01 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/1/FCC/1/Old

Remark :

Commencement certificate is now further extended upto top of 10th upper residential floors. Height of 35.75 up to top of 10 th upper floors as per last approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-70/1377/2023 dt. 21.12.2023.

Issue On : 09 December, 2024

Valid Upto : 01 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/2024/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 14th upper residential floors (i. e. building comprising of Residential cum Commercial buildings having Ground floor comprising of Commercial, Car Lifts, Passenger Lifts, Commercial Lift, Meter Room, Pump Room + 1st and 2nd upper floor for Commercial users with separate Staircase & Lift entry + 3rd to 6th upper Parking floor for Car Parking spaces with 2 no. of Car Lift + 7th to 14th upper floor for residential use with total building height 47.20 mt. from AGL up to top of 14th floor as per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-70/1377/2024 dated- 28/10/2024."

Note: That the guidelines issued by chief Engineer (D.P.) BMC dtd.15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd.25.10.2023 shall be strictly followed on site in respect of control of Air Pollution.

Issue On : 20 February, 2025

Valid Upto : 01 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/2025/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 17th upper residential floors .

{ i. e. building comprising of Residential cum Commercial buildings having Ground floor comprising of Commercial, Car Lifts, Passenger Lifts, Commercial Lift, Meter Room, Pump Room + 1st and 2nd upper floor for Commercial users with separate Staircase & Lift entry + 3rd to 6th upper Parking floor for Car Parking spaces with 2 no. of Car Lift + 7th to 17th upper floor for residential use with total building height 55.75 mt. from AGLas per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-70/1377/2024 dated- 28/10/2024.}

Note: That the guidelines issued by chief Engineer (D.P.) BMC dtd.15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd.25.10.2023 shall be strictly followed on site in respect of control of Air Pollution.

Issue On : 28 March, 2025

Valid Upto : 01 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-70/1912/2025/FCC/3/Amend

Remark :

This C.C. is now further extended upto top of 21st upper residential floors.

{ i. e. building comprising of Residential cum Commercial buildings having Ground floor comprising of Commercial, Car Lifts, Passenger Lifts, Commercial Lift, Meter Room, Pump Room + 1st and 2nd upper floor for Commercial users with separate Staircase & Lift entry + 3rd to 6th upper Parking floor for Car Parking spaces with 2 no. of Car Lift + 7th to 21st upper floor for residential use with total building height 67.15 mt. from AGLas per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-70/1377/2024 dated- 28/10/2024.}

Note: That the guidelines issued by chief Engineer (D.P.) BMC dtd.15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd.25.10.2023 shall be strictly followed on site in respect of control of Air Pollution.



Digitally signed by Rupesh Muralidhar Totewar
Date: 28 Mar 2025 20:15:37
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 Central 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 Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - Hrishikesh Dilip Chandgude.
9. Secretary GORAI PRANEETA CO-OP. HSG. SOC. LTD

