



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-105/985/2026/FCC/4/Amend

Date : 24 March, 2026

To

M/S Moongipa Realty Private
Limited C.A to D.N. Nagar shree
Ashtvinayak society.

203/204, Raigad Darshan, Opp.
Indian Oil Colony, J. P. Road,
Andheri West, Mumbai- 400053.

का. अ. / इपक (बु क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक

Sub : Proposed redevelopment of existing Bldg. nos. 18 to 21 and 23 to 26, Known as D.N. Nagar Shree Ashtavinayk Society, On plot bearing CTS No.195 (pt), Mauje Andheri at D. N. Nagar, Andheri (W), Mumbai-400053.

Dear Applicant,

With reference to your application dated 04 March, 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 redevelopment of existing Bldg. nos. 18 to 21 and 23 to 26, Known as D.N. Nagar Shree Ashtavinayk Society, On plot bearing CTS No.195 (pt), Mauje Andheri at D. N. Nagar, Andheri (W), Mumbai-400053..**

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. 02 May, 2026

Issue On : 30 May, 2007 Valid Upto : 29 May, 2008

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2007/CC/1/Old

Remark :

This commencement certificate is for carrying out the work upto top of plinth for phase 1 & 2.

Issue On : 11 August, 2008 Valid Upto : 29 May, 2008

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2008/FCC/1/Old

Remark :

Further C.C.is now Extended upto top of first floor only R.C.C. Frame work for phase I & II as per approval plan dt.15.05.2007

Issue On : 21 March, 2009 Valid Upto : 02 May, 2009

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2009/FCC/1/Old

Remark :

Further C.C.is now extended upto top of 5th floor i.e.22.20mtrs of all wings as per approved plan dated 01.11.2008. for phase-I.

Issue On : 04 November, 2011 Valid Upto : 02 May, 2012

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2010/FCC/1/Old

Remark :

Further C.C. is now extended upto top of 14th floor +LMR +OHT as per approved plan dtd.07.05.2010

Issue On : 10 March, 2022 Valid Upto : 02 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2022/FCC/1/Amend

Remark :

This CC is now re-endorse the CC upto top of 14 floor + OHT for wings A,B,C,D,E,F & Further extended upto top of 14th floor + OHT i.e. 51.00 mtrs for wing H as per approved plan dated 28/12/2021 & as per phase programme approval for phase-I vide dated-09/03/2022.

Issue On : 12 March, 2025

Valid Upto : 02 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2025/FCC/2/Amend

Remark :

The Commencement Certificate for Phase No II wing(GI&GII) upto top of plinth Level (i.e. 0.90 mt. above AGL) for building u/ref. as per Amended IOA u/no.MH/EE/ (BP)/GM/MHADA-105/985/2021 dated 28/12/2021 & as per Phase Programme u/no.MH/EE/ (BP)/GM/MHADA-105/985/2022 dated for phase-II vide dated-09/03/2022.

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 : 18 June, 2025

Valid Upto : 02 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2025/FCC/3/Amend

Remark :

This C.C is Further extended upto Top of 15th floor i.e ht. 53. 00 mt. including LMR + OHT (Wing GI &GII) as per approved as per Approved IOA u/No. MH/EE/(BP)/GM/MHADA-105/985/2025 dated 11.06.2025.

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.

Issue On : 24 March, 2026

Valid Upto : 02 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-105/985/2026/FCC/4/Amend

Remark :

This Commencement Certificate is for Phase No III for Wing(I-1&I-2) upto top of plinth Level for building u/ref as per Amended IOA u/no.MH/EE/ (BP)/GM/MHADA-105/985/2025 dated 11.06.2025 & as per Phase Programme u/no.MH/EE/ (BP)/GM/MHADA-105/985/2022 dated for phase-III vide dated-09/03/2022.

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: 24 Mar 2026 15:54:14
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 K West 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 K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary D.N. Nagar Shree Ashtavinayk Society.