



## 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-108/029/2025/FCC/3/Amend

Date : 18 March, 2025

**To**

M/s. Goodbuild India Pvt. Ltd.  
C.A. to Versova Anheri  
Vasundhara CHSL.

9-B/302, God Gift Tower, Hill  
Road, M. R. Chowk, Bandra  
(West), Mumbai - 400 050.

का. अ. / इपक (बु क्षेत्र) पश्चिम तस्वणगर न अहर/ प्रा.	
जावक क्र	
E-4657937	20 MAR 2025

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 903  
Date: 21.03.25

**Sub :** Proposed redevelopment of the existing Cluster on plot No. 95, RSC-29 known as "Versova Andheri Vasundhara CHS LTD" on plot bearing C.T.S.No. 1374- B/51 of Village Andheri at SVP nagar, MHADA Layout, Verosva, Andheri (West), Mumbai- 400 053.

Dear Applicant,

With reference to your application dated 19 June, 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 the existing Cluster on plot No. 95, RSC-29 known as "Versova Andheri Vasundhara CHS LTD" on plot bearing C.T.S.No. 1374- B/51 of Village Andheri at SVP nagar, MHADA Layout, Verosva, Andheri (West), Mumbai- 400 053..**

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. 05 July, 2025

Issue On : 06 July, 2022 Valid Upto : 05 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-108/029/2022/CC/1/New

Remark :

This commencement certificate is issued for carrying out the work upto top of 3rd podium level ( for parking ) i.e height 18.55 mt AGL as per approved plans u/No.MH/EE/(BP)/GM/MHADA-108/1029/2022 dt.18/01/2022

Issue On : 06 February, 2024 Valid Upto : 05 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-108/029/2024/FCC/1/New

Remark :

This C.C. is now further extended upto top of 9th upper residential floors { i. e. building comprising of two nos. of wings as wing A & B. Both wings having part Ground & part Stilt floor for mechanized stack car parking system, Fitness Centre, Society Office, 2 nos of Car Lifts for Entry and Exist of Car & Entrance lobby + 1st to 3rd podium floor for mechanized stack car parking by Entry & Exist 2 no. car lifts + 4th to 9th upper residential floors with a total building height of 39.95 Mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-108/1029/2022 dt. 18.01.2022}.

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 shall be strictly followed on site

Issue On : 23 August, 2024 Valid Upto : 05 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-108/029/2024/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 14th upper residential floors { i. e. building comprising of two nos. of wings as wing A & B. Both wings having part Ground & part Stilt floor for mechanized stack car parking system, Fitness Centre, Society Office, 2 nos of Car Lifts for Entry and Exit of Car & Entrance lobby + 1st to 3rd podium floor for mechanized stack car parking by Entry & Exit 2 no. Of car lifts + 4th to 14th upper residential floors with a total building height of 50.75 Mt. from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-108/1029/2022 dt. 18.01.2022}.

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 : 07 January, 2025 Valid Upto : 05 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-108/029/2025/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 17th upper residential floors i. e. building comprising of two nos. of wings as wing A & B. Both wings having part Ground & part Stilt floor for mechanized stack car parking system, Fitness Centre, Society Office, 2 nos of Car Lifts for Entry and Exist of Car & Entrance lobby + 1st to 3rd podium floor for mechanized stack car parking by Entry & Exist 2 no. car lifts + 4th to 17th upper residential floors with a total building height of 60.35 Mt. from AGLAs per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-108/1029/2022 dt. 18.01.2022}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dtd. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dtd- 25/10/2013 and MHADA circular vide no. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 18 March, 2025

Valid Upto : 05 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-108/029/2025/FCC/3/Amend

Remark :

This C.C. is now Further extended from 18th to 20th part floor to Top most terrace level + LMR + OHT { i. e. for Entire work of building comprising of two nos. of wings as wing A & B. Both wings having part Ground & part Stilt floor for mechanized stack car parking system, Fitness Centre, Society Office, 2 nos of Car Lifts for Entry and Exit of Car & Entrance lobby + 1st to 3rd podium floor for mechanized stack car parking by Entry & Exit alongwith 2 no. car lifts + 4th to 19th+ 20th part upper residential floors with a total building height of 69.95 Mt. from AGL+ LMR + OHT as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-108/1029/2022 dt. 18.01.2022}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dtd. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dtd- 25/10/2013 and MHADA circular vide no. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Digitally signed by Rupesh Kuralidhar Totewar  
Date: 18 Mar 2025 14:34:03  
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 - Satishchandra Madhusudan Kelkar.
9. Secretary Versova Andheri Vasundhara CHS LTD

