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-104/1100/2026/FCC/1/Amend Date : 19 November, 2026

To

Mr. Anurag Jain Director of M/s. Viral Properties and Investments Pvt. Ltd.

120, Saket, Juhu Gulmohar Road, JVPD Scheme, Vile Parle (West), Mumbai 400 049.

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक

Sub : Proposed redevelopment of existing building known as "Saket" on Plot No. 120 allotted to M/s. Viral Properties and Investments Pvt. Ltd.

Dear Applicant,

With reference to your application dated 20 July, 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 building known as "Saket" on Plot No. 120 allotted to M/s. Viral Properties and Investments Pvt. Ltd. .**

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 November, 2026

Issue On : 25 November, 2022 Valid Upto : 24 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-104/1100/2022/CC/1/New

Remark :

This plinth CC is issued (upto height of 0.30m AGL/Road Level) as per approved plans dtd. 18.04.2021

Issue On : 02 September, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-104/1100/2024/FCC/1/New

Remark :

This C.C. is is now Re-endorsed and Further Extended for building comprising of 2 level Basement for parking area& utility services+ 1 level basement for Storage area + Ground Floor for Hall + 1st & 2nd floors for lodging + 3rd floor for Kitchen & Dining area with total building ht. upto 20.30 mtr. AGL + LMR/OHT as per Amended plan dtd. 12.03.2024.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 19 November, 2026 Valid Upto : 24 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-104/1100/2026/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed and grant C.C. for entire work for proposed Dharamshala comprising of 2 level Basement for parking area, car lift, UGT + 1 level basement for Parking, Pump room + Ground Floor for garage, rooms + 1st floor for hall+ 2nd floor for room (for lodging) +3rd floor for room (for lodging) + 4th floor for storage with total building ht. upto 21.85 mtr.+2.67 mt of DOME, LMR/OHT. As per approved Amended plans issued vide/no. MH/EE/(BP)/GM/MHADA-104/1100/2024/FCC/1/New dated: 07.09.2026.

Note:-
1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE1/EE1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.

Digitally signed by Rupesh Muralidhar Totewar
Date: 19 Nov 2026 18:35:18
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 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 - UJWAL SATISH BHOLE.
9. Secretary _____