



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-52/1619/2026/FCC/1/New

Date : 11 March, 2026

To

ARTHA LIFESPACES LLP

A - 92, Virwani Industrial Estate,
1st floor, Opp Western Express
Highway, Goregaon East,
Mumbai - 400 063.

Sub : Proposed redevelopment of existing building No. 38, known as VINAYAK CHSL, bearing CTS No. 301, at village Pahadi Goregaon (West), Unnat Nagar - 2, Goregaon (West), Mumbai

Dear Applicant,

With reference to your application dated 12 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 existing building No. 38, known as VINAYAK CHSL, bearing CTS No. 301, at village Pahadi Goregaon (West), Unnat Nagar - 2, Goregaon (West), Mumbai.**

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. 13 January, 2027

Issue On : 14 January, 2025

Valid Upto : 13 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-52/1619/2024/CC/1/New

Remark :

This Commencement Certificate is granted for work upto Plinth Level(i.e. height 0.60 mt. AGL) as per approved plans u/no. MH/EE/(BP)/GM/MHADA-52/1619/2024 dtd. 25.09.2024.

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 : 11 March, 2026

Valid Upto : 13 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-52/1619/2026/FCC/1/New

Remark :

This C.C. is now further extended for proposed building comprising of Part Basement for Pump Room, Fire Fighting, Domestic, Flushing & rain water Tank etc + Ground part for Shops, office user and Meter room, Space for D.G. set, Car lift, BMS room, Fire control room, Entrance Lobby and utilities + 1st floor (pt) podium for Car Parking and part for Business office with separate staircase + 2nd to 5th floor podium for parking + 6th floor part podium for parking and part for Fitness Centre, Society office + 7th to 21st upper floor for Residential users as per last approved amended plans issued vide u.no. MH/EE/(BP)/GM/MHADA-52/1619 dtd. 16.10.2025.

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: 11 Mar 2026 15:37:53
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 Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Hardik Dinesh Hingoo.
9. Secretary VINAYAK CHSL

म्हाडा
MHADA

