

## 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-6/1299/2024/FCC/1/Amend

Date : 14 October, 2024

#### To

mahesh Lira Verat (M/s.  
Gurukrupa Realcon Infrabuild  
LLP)

C-106, Vashi Plaza, Sector - 17,  
Vashi, Navi Mumbai - 400 703

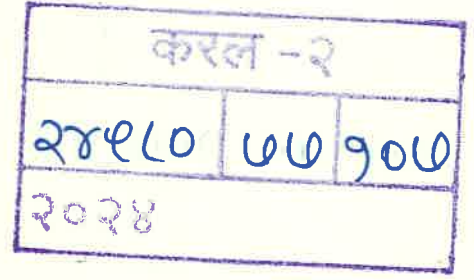
**Sub :** Proposed Redevelopment of Buildings Known as "Powai Manidwip Commercial Primises Co-Op Housing Ltd.", on Plot Bearing CTS No. 7/18 of Village Kopari, at situated in S Ward, Powai (East), Mumbai-76

Dear Applicant,

With reference to your application dated 17 June, 2023 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 Buildings Known as "Powai Manidwip Commercial Primises Co-Op Housing Ltd.", on Plot Bearing CTS No. 7/18 of Village Kopari, at situated in S Ward, Powai (East), Mumbai-76.**

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. 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. Prashant Dhatrak, 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. 27 July, 2025

Issue On : 28 July, 2023

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2023/CC/1/New

Remark :

This Commencement Certificate granted for work upto Plinth (i.e of 0.15 mt. ht. for plinth for Stilt & 0.30 mt. ht. of plinth for Entrance lobby as per approved IOA plans dtd. 16/06/2023).

Issue On : 27 May, 2024

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/New

Remark :

This Further C.C. issued for work upto top of 2nd upper residential floor (i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 2nd upper floor for residential user with total height of building 10.75 mt. from general ground level to terrace level and proposed mechanised car parking tower touching to building on south side of the plot with total car parking tower height 15.52 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 08.05.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024.

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 : 27 June, 2024

Valid Upto : 27 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Old

Remark :

This C.C. is Further Extended upto top of 6th upper residential floors (i.e. building having part basement floor for services + part ground floor shops & Entrance lobby + 1st to 6th upper floors for residential with total building height 22.40 Mt. from general ground level to top of 6th upper residential floor and mechanized car parking tower touching to building on west side of the plot with total height 22.40 Mt. AGL. As per last approved amended plan issued by MHADA on dtd. 25.06.2024 vide u/No. MH/EE/(BP)/GM/MHADA-36/1299/2024.

Issue On : 02 September, 2024

Valid Upto : 27 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Amend

Remark :

This C.C. is Further extended upto top of 10th upper residential floor { i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 10th upper floor for residential with total building height of 34.00 mt. from general

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ground level and mechanized car parking tower touching to building on west side of the plot with total height 34.00 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 25.06.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024

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 : 14 October, 2024

Valid Upto : 27 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-6/1299/2024/FCC/1/Amend

Remark :

This C.C. is Further extended from 11th floor to 13th upper residential floor { i.e. building having part basement floor for services + part ground floor for Shops & Entrance lobby + 1st to 13th upper floor for residential with total building height of 42.70 mt. from general ground level to top of 13th upper residential floor and mechanized car parking tower touching to building on west side of the plot with total height 49.07 mt. from AGLs per last approved Amended plans issued by MHADA on dated- 25.06.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-36/1299/2024}.

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.



Copy submitted in favour of information please  
Chief Officer Mumbai Board.

2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary "Powai Manidwip Commercial Premises Co-Op Housing Ltd

