



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/ (B.P.)/GM/MHADA-8/054/2018

Date: 26 DEC 2018

To

✓ M/s. Swastik Realtors C.A. to Society
312, Swastik Disha Corporate Park,
Opp. Sheyas Cinema, L.B.S. Marg,
Ghatkopar (W), Mumbai:- 400 086.

- Sub:** Proposed redevelopment of existing building no. 49 on plot bearing C.T.S. No. 347(pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai.
- Ref.:** 1. Proposal submitted by L.S. to MCGM online 07.07.2016
2. ZERO FSI IOD was issued on 22.12.2016 by MCGM
3. C.C. upto plinth issued on 27.03.2017 by MCGM
4. Concession approved on 02.02.2018 by MCGM
5. Amended Plans issued by MHADA under no. MH/EE/(B.P.)/GM/MHADA-8/054/2018 on 16.08.2018
6. ZERO FSI C.C. was granted on 30.08.2018 by MHADA
7. Amended plans issued by MHADA under no. MH/EE/(B.P.)/GM/MHADA-8/054/2018 on 14.12.2018
8. Architect Application dtd. 19.12.2018.

Sir,

With reference to your application dated 19.12.2018 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 **redevelop building no. 49 on plot bearing C.T.S. No. 347(pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai.**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CHE/ES/2164/S/337(NEW)

dated 22.12.2016, amended plans approval dated 16.08.2018 and further amended plans approval Dt. 14.12.2018 granted by MHADA and following conditions.

1. The land vacated on 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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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.

①

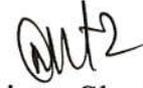
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

This C.C. is issued including Endorsement of Plinth C.C. C u/no. CHE/ES/2164/S/337(NEW) dated 27.03.2017 as per approved plans dated 22.12.2016 & Re-Endorsement of Plinth C.C. was granted on 30.08.2018 as approved amended plans dated 16.8.2018.

VP & CEO / MHADA has appointed Shri. Rajeev Sheth, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Hence, further C.C. extended upto top of 15th (pt) floors (i.e. consist of Stilt + 1st to 14th + 15th (pt) upper floor as per approved amended plans dated 14.12.2018).

This further CC is valid upto dt. 26.03.2019



(Rajeev Sheth)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy to :

- 1) E.E.(Kurla Division).
- 2) Dy. A & C. E.S.
- 3) A.E.W.W. 'S' Ward
- 4) Assistant Commissioner "S" Ward.
- 5) L.S. Shri. K. K. Shah



(Rajeev Sheth)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA