

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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-106/116/2021

Date:- 31 DEC 2021



To
M/S. Lakshmi Builders & Developer C.A to Azad Nagar Omkar CHSL
Azad Nagar MHADA Layout,
at Azad Nagar, Andheri (West),
Mumbai - 400 053

Sub: Proposed Redevelopment of Existing bldg. no. 23, Known as "Azad Nagar Omkar Co-Op. Hus. Soc. Ltd. plot bearing S. no. 136, CTS no. 835(pt), Village Ambivali at Azad Nagar Andheri (w), Mumbai 400053.

Ref: 1. No. EE/BP/GM/MHADA-106 /116 /2021 amended dtd.09.11.2021
2. Application from L.S. for Full CC dtd. 02.12.2021

Dear Applicants,

With reference to your application dated 02.12.2021 for development permission and grant of 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 erect a building existing building no 23 on plot bearing C.T.S. No. 835 (pt), S. No. 136, of Village Ambivali at Azad Nagar, Azad Nagar MHADA Layout, Andheri (W), Mumbai - 400053.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 10.01.2011 and following conditions.

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गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई ४०० ०५१
दुरध्वनी ६६४०००००



Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.
Phone : 66405000.
Fax No. 022-26592058 Website. : www.mhada.maharashtra.gov.in

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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. 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 there of 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. 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.



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

This CC is valid upto -10.04.2022

Remarks: -

This C.C. is now further extended Up to Full commencement certificate upto 17th floor including LMR + OHT with height 59.40 mt. as per approved plans dtd. 09.11.2021.

(Dinesh Mahajan)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA



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