



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.)

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-83/228/2019

Date: **17 MAY 2019**

To,
Magathane Parijat CHSL,
Chawl No.48 to 53, Gulmohar Colony,
At New Magathane, Borivali (E), Mumbai.

Sub: Proposed redevelopment of the existing "Magathane Parijat CHSL" (Chawl No.48 to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260 at Magathane Parijat CHSL., Gulmohar Colony, Behind TATA Power House, at New Magathane, Borivali (E), Mumbai.

Ref.: 1. I.O.A. Plans were approved by MHADA under no. MH/ E.E/BP Cell/GM/ MHADA -83/228/2019 on 08.03.2019.by MHADA
2. Architect Application dtd. 06.05.2019

Dear Applicant,

With reference to your application dated 06.05.2019 for development permission and grant of Plinth 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 **redevelopment of the existing "Magathane Parijat CHSL" (Chawl No.48 to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260 at Magathane Parijat CHSL., Gulmohar Colony, Behind TATA Power House, at New Magathane, Borivali (E), Mumbai.**

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 08.03.2019 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.


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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.
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.
8. That the work shall be carried out as per the Approved plans, Survey Remark and all other relevant Permissions applicable to this proposal.

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.


Plinth C.C. as per approved I.O.A. plan dtd. 08.03.2019.

This CC is valid upto dt.**16 MAY 2020**


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

Copy to :

- 1) E.E.(Borivali Division).
- 2) Dy. A & C. W.S.
- 3) A.E.W.W. "R/C" Ward
- 4) Assistant Commissioner "R/C" Ward.
- 5) Architect Shri. Hemant Kankariya of M/s. Deeksha City Scape.



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

NO. 1924/EE/CRP/GM/MHADA-83/22B/2020

Date: 25 SEP 2020

This further CC is extended upto top of 8th (pt.) floors for wing 'A' & 7th floors for wing 'B' i.e. Building comprising of wing 'A'- Ground (pt.) Multipurpose Room + D.G. Set room, meter room, Driver toilet, Amenity space / Fitness centre and underground water tanks for drinking, flushing and fire fighting purpose + stilt having height 4.50m for 2 level stack parking + Amenity spaces / Fitness centre at 1st floor level of 1 no. of flat & 1st to 8th (pt.) upper floors top of slab upto 27.85m. total height from G.L. for residential users & wing 'B' Ground (pt.) Multipurpose Room + Pump room, Meter room, Amenity space / Fitness centre + society office and underground water tanks for drinking, flushing & fire fighting purpose + stilt having height 4.50m. for 2 level stack parking + 1st to 7th upper floors top of slab upto 24.95M. total height from G.L. for residential users and 3.00 Nos of mechanical tower parking system at ground floor. The mechanical tower parking system having no. 1 & 2 are proposed upto height of 20.60m. and mechanical tower parking system having no. 3 is proposed upto height 26.70m by proposing minimum 1.50M. open space from plot boundary as per approved plans dated 31.08.2020.

This CC is valid upto 24 SEP 2021


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51


No. MH/EE/ (B.P.)/GM/MHADA-83/228/2021

Date: 11 MAY 2021

Sub: Proposed redevelopment of the existing "Magathane Parijat CHSL" (Chawl No.48 to 53) under EWS on S. No. 47 on plot bearing CTS No. 219, 259 & 260 at Magathane Parijat CHSL., Gulmohar Colony, Behind TATA Power House, at New Magathane, Borivali (E), Mumbai.

This Further C.C. is extended upto top of 22nd upper floors for Wing 'A' & 22nd upper floors for Wing 'B' (i.e. building comprising of Wing 'A'- Ground (pt.) Multipurpose Room + D.G Set room, Meter room, Driver Toilet, Amenity Space/Fitness Centre and underground water tanks for drinking, flushing and fire fighting purpose + Stilt having height 4.50M for 2 level stack parking, + Amenity spaces / Fitness Centre at 1st floor level of 1 no. of flat & 1st to 22nd (pt.) upper floors top of slab upto 68.45M. total height from G.L. for residential users & Wing 'B'- Ground (pt.) Multipurpose Room + Pump room, Meter room, Amenity Space/ Fitness Centre + Society office and underground water tanks for drinking, flushing and fire fighting purpose + Stilt having height 4.50M. for 2 level stack parking, + 1st to 22nd upper floors top of slab upto 68.45M. total height from G.L. for residential users and 3.00 Nos. of mechanical tower parking system at ground floor level by proposing minimum 1.50mt. Open space from plot boundary maximum upto height of 54.70mt. as per approved plans dated 24.03.2021.

This C.C. is valid upto 10 MAY 2022


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51