

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1303/1327/2022
Date:- 08 JUN 2022

To,
The Executive Engineer (Eastern Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub : N. O. C. for proposed redevelopment of existing Building No.09 & 10, now known as **SWASTIK TULIP** CHSL., bearing CTS No. 356 (pt), at village- Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.
--- **NOC for 1,2,3 & 4th installment.**

Ref : 1. Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-1303/2031/2021, dated 19.08.2021.
2. Society's letter dated 29.04.2022.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

i) The allotment is on sub-divided plot as per table given below ;

Bldg. No.	Society Name	Area as per Lease Deed (In m ²)	Area as per Layout / demarcation plan whichever less is considered for FSI (In m ²)	Tit Bit Area (In m ²) (4-3)
1	2	3	4	5
09	SAYEESH	646.00	660.66	14.66
10	SUMANGAL	646.00	659.80	13.80
	TOTAL	1,292.00	1320.46	28.46

ii) The above allotment of FSI is on sub-divided plot admeasuring about **1,320.46 m²** (i.e. 1,292.00 m² as per Lease Area + 28.46 m² Tit Bit Area). The total built up area should be permitted up to existing BUA 1,225.92 m² + **4,709.86 m²** (Residential use) [i.e. 2,735.46 m² in the form of additional BUA + 1,796.80 m² Pro-rata BUA + 177.60 m² 10 % Hon. VP/A Quota] thus total BUA = **5,935.78 m²** only.

iii) Allotment of total BUA of **5,935.78 m²** (for residential) is permitted for I.O.A. purpose only.



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.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1182/2023/CC/1/New

Date : 04 January, 2023

To

Swastik Homes C/A to Swastik
Tulip CHSL

312, Swastik Disa Corporate
Park, Opp. Shreyas Cinema, LBS
road, Ghatkopar (W), Mumbai-
400086

Sub : Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083

Dear Applicant,

With reference to your application dated 04 January, 2023 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 **Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1182/2022/IOA/1/Old dt. 27 September, 2022 and 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. 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 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