



## 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/BPCell/GM/MHADA-106/1036/2023

Dated:

21 DEC 2023

To,  
The Secretary,  
Azad Nagar, Chaitra Co. Op. Hsg. Soc. Ltd.,  
Building No.26, Azad Nagar J.P.Road,  
Andheri (West) Mumbai 400 053.

Sub:-Proposed redevelopment of Society building no.26 Chaitra C.H.S.Ltd. situated on C.T.S. No. 838.(Pt), Village Ambivali, Azad Nagar, Andheri (West) Mumbai

Ref:-1.Proposal submitted by Architect to MCGM vide his letter dtd. 07/05/2010.

2. Concession approved on 20.06.2012 by MCGM for 15<sup>th</sup> upper floor.
3. IOA approved on 30.10.2010 by MCGM for 5<sup>th</sup> upper floor.
4. C.C. up to plinth issued on 06.03.2013 by MCGM
- 5.MCGM Amended Approved Plan no.CHE/0126/K/337(New) dtd.14.01.2015 for 11<sup>th</sup> (pt.) upper floor.
6. F.C.C. Approved by MCGM. No.CHE/0126/K/337(New) dtd.28.10.2015 for 11<sup>th</sup> (Pt) upper floor.
- 7.Proposal submitted by Architect to MHADA vide his letter dtd. 04.12.2020.
8. Revised Concession approved on 08.07.2021 by MHADA for 20<sup>th</sup> upper floor.
9. Amended plans was Approved on 24.01.2022 by MHADA for 19<sup>th</sup> upper floor.
10. Part O.C.C. approved on dtd.12.08.2022 by MHADA for 10<sup>th</sup> upper floor.

11. Application letter for F.C.C. from Architect Shri Vilas Dikshit of M/s. Shilp Associates dtd.08.09.2022
12. MCGM's forwarded letter regarding notice for termination of DA & POA of Adv. ALJ & Partners from said society on dt.13.07.2023.
13. Panel Advocate Shri. P.G. Lad (Advocate HC) Legal opinion letter dtd.10.11.2023.
14. Asst. Legal Advisor letter dtd.20.11.2023 regarding Writ Petition no.(L) 30081 of 2023 Azad Nagar Chaitra CHSL Vs. MHADA & Ors.

Dear Applicant,

With reference to your application dated 08.09.2022 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 erect a **Proposed redevelopment of Society building no. 26 Chaitra C.H.S.Ltd. situated on C.T.S. No. 838.(Pt), Village Ambivali, Azad Nagar, Andheri (West) Mumbai** The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IO dated 30.10.2010 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / roadwidening 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:
- 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.
  - 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.
  - The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or mis-representation 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.

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

This CC is valid upto 20 DEC 2024

Remarks:

This CC further extended from 11<sup>th</sup> to 18<sup>th</sup> upper floor for Residential user ( i.e. for Comprising of Ground Partly for Stilts (Partly with double height) + Society office @ 3.95 mt. Level + 1<sup>st</sup> to 18<sup>th</sup> upper residential floor with building Height 58.87 mtr.) as per approved Amended IOA plans NO.MH/EE/(B.P.)/GM/MHADA -106/1036/2022 dtd.24.01.2022.)


**Note:-** That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-179/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

--Sd--

**(Rupesh M. Totewar)**  
**Executive Engineer/.B.P. Cell(W/S)**  
**Greater Mumbai/ MHADA**

Copy submitted in favor of information please.

- 1) Chief officer/Mumbai Board
- 2) Dy. Che Engineer/B.P./GM/A
- 3) Chief ICT Cell/A for information & Upload on MHADA web site.
- 4) Executive Engineer Bandra Division Mumbai Board
- 5) Asst. Commissioner K/W (MCGM)
- 6) A.A. & C. K/W(MCGM)
- 7) A.E.W.W. K/W(MCGM)
- 8) Vengurlekars Shree sai Builders and Developers Pvt. Ltd.  
C.A. Owner Azad Nagar, Chaitra Co. Op. Hsg. Soc. Ltd.
- 9) Architect. Shri. Vilas Dikshit of M/s. Shilp Associates

  
**(Rupesh M. Totewar)**  
**Executive Engineer/.B.P. Cell(W/S)**  
**Greater Mumbai/ MHADA**