



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-25/525/2021

Date: 19 JAN 2021

To,
Chembur Bhadrakali CHSL.
Plot no. NDR-30, MHADA layout,
C.T.S. No. 16(pt), at Tilak Nagar,
Chembur (West), Mumbai -400 089.

Subject : Proposed Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op.
Hsg. Soc. Ltd on plot bearing C.T.S. No. 16(pt), MHADA Layout at Tilak
Nagar, Chembur, Mumbai -400 089.

Reference : 1. CE/5796/BPES/AM IOD dated 04/01/2005.
2. CE/5796/BPES/AM First C.C. dated 14/03/2005.
3. CE/5796/BPES/AM last Amended plan dated 14.12.2007.
4. CE/5796/BPES/AM Further C.C. dated 22.02.2008.
5. MH/EE/(B.P.)/GM/MHADA-25/525/2020 issued by MHADA
Last Amended plan dated 17.09.2020.
6. Application Letter for Further C.C. from Architect Shri. Milind
Fulzale of M/s. SPACE DESIGN dtd. 30.12.2020.

Dear Applicant,

With reference to your application dated 30.12.2020 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 Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op. Hsg. Soc. Ltd on plot bearing C.T.S. No. 16(pt), MHADA Layout at Tilak Nagar, Chembur, Mumbai -400 089.

Handwritten signature/initials.

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 04.01.2005 & Amended Plan dated 17.09.2020 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.
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 Remarks & all other relevant permission applicable to this proposal.

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 C.C. now Re-endorsed & Further extended up to top of 4th floors { i.e. building comprising of two wings as Wing-A & B - Ground (part) + Stilt (part) + 1st to 4th upper residential floor with total building ht. 16.00 mt. from general ground level to terrace level as per last approved Amended plans issued by MHADA u/no. MH/EE/(B.P.)Cell/GM/MHADA-25/525/2020 on Dated 17.09.2020.

This CC is valid upto dt. ..1.8.JAN.2022

-- sd --
(Dinesh Mahajan)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy to:

- 1) Hon'ble Chief Officer/ MB
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) E.E.(Kurla Division).
- 4) A. A & C. E.S.
- 5) A.E.W.W. 'M/N" Ward
- 6) Assistant Commissioner "M/N" Ward.
- 7) Shri. Satish Kashinath Haware, the Managing director
C.A. to Chembur Bhadrakali C.H.S. Ltd.
- 8) Architect Shri. Milind Fulzele of M/s. SPACE DESIGN


(Dinesh Mahajan)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA

NO. 194/EE/PD/GM/MHQA-25/525/2021
Date: 14 JUN 2021

Sub-Proposed development on plot NO. NDR-30
for Chamber Bhadrakali on plot bearing
C/S no. 16045 reserved layout at Circle No. 2,
Chamber, number- 40087.

This CC is now re-enclosed & further extended
from 5th to 17th upper floor i.e. building comprising
of wing A ground floor part for commercial shops &
stilt floor part for pit & stack parking & 1st floor part
for offices & part for residential use and 2nd to 17th
upper floor for residential use & wing B ground part
for services & stilt part for parking & 1st to 17th upper
floors for residential use having total height of bldg.
53.25 mt. from general ground level to terrace level
as per last approved amended plan vide no. 194/EE/PD/
GM/MHQA-25/525/2021 dt. 02/06/2021.


EXECUTIVE ENGINEER/ PWA
M.H. & A.D. AUTHORITY
GRIPA NIRMAL BHAVAN,
BANDRA (E), MUMBAI-51