

ANNEXURE - D



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/(BP)/GM/MHADA-71/602/2023/FCC/2/Amend

Date : 31 May, 2023

To

Shri Rajesh Jain, Director of M/s.
Shri Saiakar Civilinfra India Pvt.
Ltd. C.A. to Om Sai Sadan Co-
Operative Housing Society Ltd.

001,A-1, Prabhakar Shanti Nagar
CHS Ltd., Sector-4,Shanti Nagar,
Mira Raod east, Thane 400 107

Sub : Proposed redevelopment of existing building plot No. 117, RSC-37 known as Om Sai Sadan Co-Op Hsg. Society Ltd., CTS No. 46(pt.), Gorai II, Borivali (W), Mumbai - 400 092.

Dear Applicant,

With reference to your application dated 14 November, 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 **Proposed redevelopment of existing building plot No. 117, RSC-37 known as Om Sai Sadan Co-Op Hsg. Society Ltd., CTS No. 46(pt.), Gorai II, Borivali (W), Mumbai - 400 092.**

The Commencement Certificate/Building permission is granted on 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.
- The permission does not entitle you to develop land which does not vest in you or in contravention of the provisions of the local zone management plan.
- This Certificate is liable to be revoked by the VP & CEO, MHADA if:
6. 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.

- 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

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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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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 dt. 21 June, 2023

Issue On : 22 June, 2021 Valid Upto : 21 June 2022
Application No. : MH/EE/(BP)/GM/MHADA-71/602/2021/CC/1/Old
Remark :
This C C is issued for work upto plinth as per approved IOA plans dated 04 03 2021

Issue On : 27 July, 2022 Valid Upto : 21 June 2023
Application No. : MH/EE/(BP)/GM/MHADA-71/602/2022/FCC/1/New
Remark :
This C C Re-endorsed & Further extended up to top of 8th upper floors i.e. Basement (part services & part parking) + Shift ((Parking + Meter Room) + 1st to 8th upper residential floor having BUA adm. 1210.62 Sq. Mt. with height 29.35 mtr. as per last approved Amended plans issued vide /no. MH/EE/(B.P.)/GM/MHADA-71/602/2022 dated-04 03 2022

Issue On : 23 November, 2022 Valid Upto : 21 June 2023
Application No. : MH/EE/(BP)/GM/MHADA-71/602/2022/FCC/1/Amend
Remark :
This C C Re-endorsed & Further extended up to top of 19th upper floors i.e. Basement (part services & part parking) + Shift ((Parking + Meter Room) + 1st to 19th upper residential floor having BUA adm. 3 685 43 Sq. Mt. with height 61.25 mtr. as per last approved Amended plans issued vide /no. MH/EE/(B.P.)/GM/MHADA-71/602/2022 dated, 04 03 2022

Issue On : 31 May, 2023 Valid Upto : 21 June, 2023
Application No. : MH/EE/(BP)/GM/MHADA-71/602/2023/FCC/2/Amend
Remark :
Now, this C.C. extended upto top of 22nd floor i.e. height upto 69.95 Mtr. + OHT + LMR as per last approved Amended plans issued vide /no. MH/EE/(B.P.)/GM/MHADA-71/602/2022 dated: 04.03.2022.



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Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 31-May-2023 15

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.

Copy to :-

4. EE Borivali Division / MB.
5. A.E.W.W R Central Ward MCGM.
6. A.A. & C R Central Ward MCGM
7. Architect / LS - VILAS VASANT DIKSHIT.
8. Secretary Om Sai Sadan Co-Operative Housing Society Ltd.



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