



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-51/856/2023/FCC/2/Amend

Date : 19 June, 2023

To

Khodiyaar Construction

Plot No. 171/1, Swastik
Residency, Road No.2, Jawahar
Nagar, Goregaon (West),
Mumbai 400062.

Sub : Proposed redevelopment of existing Bldg. No. 17 on plot bearing C.T.S. No. 348 (pt.), MHADA Layout, Siddharth Nagar, of Village Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Khodiyaar Construction C.A. to Siddharth Nagar Shivam C.H.S.L.

Dear Applicant,

With reference to your application dated 07 May, 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 Bldg. No. 17 on plot bearing C.T.S. No. 348 (pt.), MHADA Layout, Siddharth Nagar, of Village Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Khodiyaar Construction C.A. to Siddharth Nagar Shivam C.H.S.L..**

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.
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. This Certificate 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

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. 28 July, 2023

Issue On : 29 July, 2021

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2021/CC/1/Old

Remark :

This Commencement Certificate is issued up to Plinth level, as per zero FSI IOA issued by MHADA u/no. MH/EE/(B.P.) Cell/GM/MHADA-51/856/2021 dtd.: 15.07.2021.

Issue On : 20 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2022/FCC/1/New

Remark :

This Further CC is granted for building consisting of stilt + 1st to 5th level podium + 1st to 2nd upper residential floors (ht. up to 24.85m AGL as per last approved plans dtd: 12.01.2022.

Issue On : 17 August, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2022/FCC/1/Amend

Remark :

This Full CC is now granted for balance portion of building i.e. from top of 2nd floor to top of 17th upper residential floor (ht. upto 68.35m AGL + LMR/OHT i.e., ht. upto 73.00m AGL) as per approved plans dtd 12.01.2022.

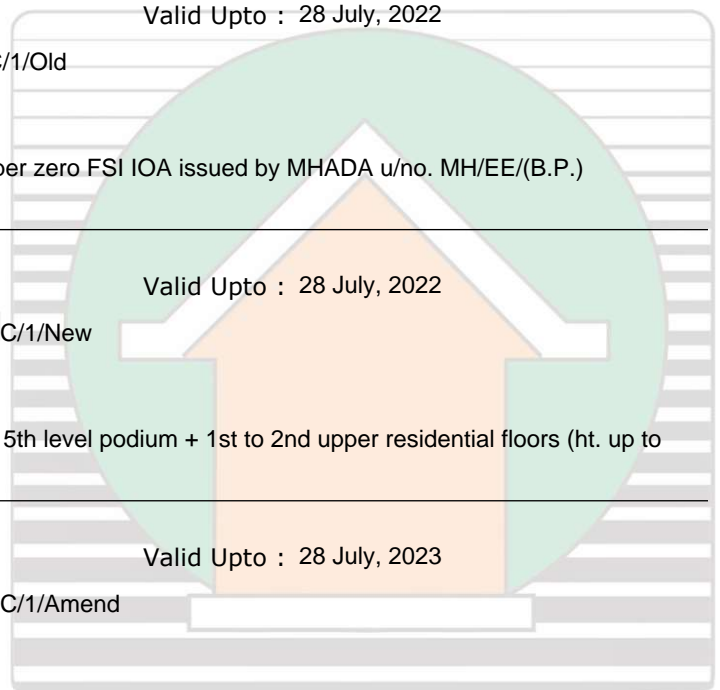
Issue On : 19 June, 2023

Valid Upto : 28 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/856/2023/FCC/2/Amend

Remark :

This Full CC is now granted up to 17th upper residential floor, i.e., for entire work including LMR/OHT as per approved plans dtd 26.05.2023.



✓ Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 19-Jun-2023 12:

**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 P South Ward MCGM.
- Copy to :-
4. EE Goregaon Division / MB.
 5. A.E.W.W P South Ward MCGM.
 6. A.A. & C P South Ward MCGM
 7. Architect / LS - Chandan Prabhakar Kelekar.
 8. Secretary Siddharth Nagar Shivam C.H.S.L.

म्हाडा
MHADA

