



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-22/515/2023/FCC/2/Amend

Date : 28 July, 2023

To

9. M/s. Advait Builder &
Developers C.A. to Nehru Nagar
Rajanigandha Co.Op. Hsg Soc.

Bungalow No.81/A, Kamgar Nagar,
Kurla (E), Mumbai - 400024.

Sub : Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024

Dear Applicant,

With reference to your application dated 05 January, 2023 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 No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1, 6/216 to 6/224, at village Kurla Nehru Nagar, Kurla (E), Mumbai - 400 024.**

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. A N Rathod, 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. 11 November, 2023

Issue On : 12 November, 2020 Valid Upto : 11 November, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2020/CC/1/Old

Remark :

This C.C. issued for work upto Plinth as approved IOA plans dtd.04.09.2020

Issue On : 02 December, 2021

Valid Upto : 11 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2021/FCC/1/Old

Remark :

This further CC upto top of 14th upper floor of Wing 'A' and Wing 'B' i.e. Building comprising of Common Stilt for parking + 1st to 14th upper floor Wing 'A' & Wing 'B' as per amended plans dtd.04.10.2021

Issue On : 25 January, 2023

Valid Upto : 11 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/1/Amend

Remark :

This Further C.C. is granted vertical extension from 15th floor to 16th upper residential floor for Wing A & B (i.e. Wing- A & B. Wing 'A' & 'B' is consist of Common Stilt + 1st to 16th upper Residential Floor with total building ht. 50.75 mt. from AGL to terrace level as per last approved Amended plans issued by MHADA on dated-04.10.2021 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/515/2021

Issue On : 28 July, 2023

Valid Upto : 11 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/515/2023/FCC/2/Amend

Remark :

"This C.C. is now Further extended from 16th floor to 17th upper Residential Floor for Wing A & 16th to 17th upper residential floors + 18th (pt.) for fitness center for wing B. (i.e. up to Top of 17th upper residential floors of Wing A & up to Top of 18th (pt.) upper floors of Wing B) i.e. height upto 58.05 mtr. from AGL as per approved Amended IOA plans dated 22.06.2023

**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 L Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Nehru Nagar Rajanigandha Co.Op. Hsg Soc.

म्हाडा
MHADA

