



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-51/484./2022/FCC/1/Amend

Date : 08 February, 2022

To

Shri. J.S. Brahmabhatt Of M/s.
Sahajanand Developers C.A. to
Himbindu CHSL Lessee to
MHADA.

1401, DLH Corporate Park, opp.
MTNL Telephone Exchange, S.V.
Road, Goregaon (West), Mumbai.

Sub : Proposed redevelopment of existing building no.17, on C.T.S. No. 292(pt.) 292/21 to 30 of Village Pahadi Goregaon at Unnat Nagar, Goregaon (West), Mumbai. For Shri. J.S. Brahmabhatt of M/s. Sahajanand Developers C.A. to Himbindu C.H.S.L. Lessee to MHADA.

Dear Applicant,

With reference to your application dated 25 January, 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 no.17, on C.T.S. No. 292(pt.) 292/21 to 30 of Village Pahadi Goregaon at Unnat Nagar, Goregaon (West), Mumbai. For Shri. J.S. Brahmabhatt of M/s. Sahajanand Developers C.A. to Himbindu C.H.S.L. Lessee to MHADA.**

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. Dinesh D Mahajan, 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. 20 October, 2022

Issue On : 21 October, 2008
Application No. : MH/EE/(BP)/GM/MHADA-51/484.CC/1/Old
Remark :
This C.C. is restricted for work upto Stilt Slab Level

Valid Upto : 20 October, 2009

Issue On : 02 March, 2010
Application No. : MH/EE/(BP)/GM/MHADA-51/484./2010/FCC/1/Old
Remark :
This C.C. is now valid and further extended for entire work i.e., Stilt + 1st + 2nd(pt.) upper floors as per approved plans dated 05/08/2008

Valid Upto : 20 October, 2010

Issue On : 13 August, 2014
Application No. : MH/EE/(BP)/GM/MHADA-51/484./2014/FCC/1/Old
Remark :

Valid Upto : 20 October, 2014

This C.C. is now valid and re-endorsed upto Stilt Slab level as per approved amended plan dtd 28/02/2014

Issue On : 11 September, 2015
Application No. : MH/EE/(BP)/GM/MHADA-51/484./2015/FCC/1/Old
Remark :

Valid Upto : 20 October, 2015

This C.C. is now valid and further extended for entire work i.e., Stilt + 1st to 6th upper floors as per approved amended plans dtd 28/02/2014.

Issue On : 17 May, 2017
Application No. : MH/EE/(BP)/GM/MHADA-51/484./2017/FCC/1/Old
Remark :

Valid Upto : 20 October, 2017

This CC is now extended for entire work of the building comprising of Stilt + 1st to 10th upper floors as per approved amended plan

dtd 17/04/2017.

Issue On : 31 July, 2020

Valid Upto : 20 October, 2020

Application No. : MH/EE/(BP)/GM/MHADA-51/484./2020/FCC/1/New

Remark :

This Commencement Certificate is issued for work of Stilt for parking + 1st to 12th upper floors for residential use for the building under reference as per approved plans u/no. MH/EE/(B.P.)/GM/ MHADA-51/ 484/ 2020 dtd. 26/02/2020.

NOTE: Applicant/ Owner has to follow mandatory requirements as per the Circular issued by Dy. Chief Engineer/BP cell Mhada vide no. ET/042 dated 28-04-2020 and to follow the guidelines published by GOM vide GR bearing No: DMU/2020/CR.92/DisM-1 and different Circulars issued by MHADA/ GOM/ MCGM from time to time.

Issue On : 08 February, 2022

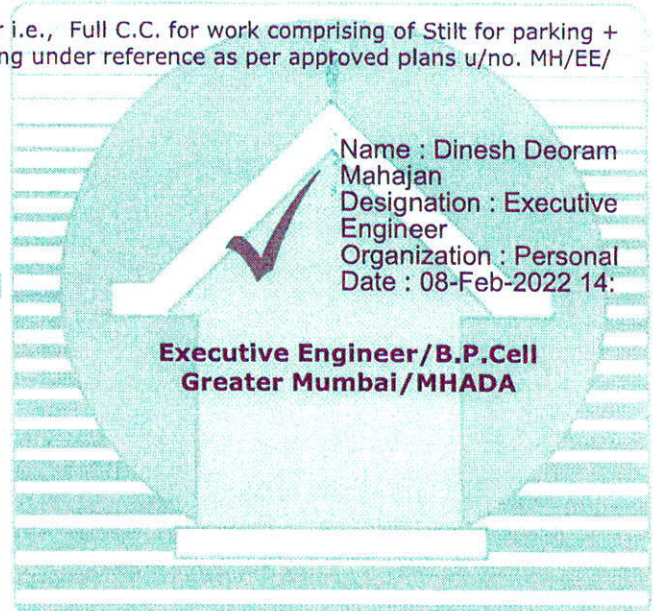
Valid Upto : 20 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-51/484./2022/FCC/1/Amend

Remark :

This C.C. is now further extended from 12th to 13th floor i.e., Full C.C. for work comprising of Stilt for parking + 1st to 13th upper floors for residential user for the building under reference as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-51/484/2020 dtd. 26/02/2020.

म्हाडा



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 Himbindu Co.op. Hsg. Soc. Ltd.

