



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-105/240/2020/FCC/1/Amend

Date : 02 November, 2020

To

M/s. Manas Gruhapraves L.L.P.

1st, floor, Premsons Shopping
Centre, Station Road, Jogeshwari
(East). Mumbai. 400060.

Sub : Proposed redevelopment of D.N. Nagar Manas C.H.S.L. bearing Bldg. No.31, C.T.S. No. 195(pt.), MHADA Layout at D.N. Nagar, Andheri (West), Mumbai.M/s. Manas Gruhapraves L.L.P. C.A. to owner.

Dear Applicant,

With reference to your application dated 22 October, 2020 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 D.N. Nagar Manas C.H.S.L. bearing Bldg. No.31, C.T.S. No. 195(pt.), MHADA Layout at D.N. Nagar, Andheri (West), Mumbai.M/s. Manas Gruhapraves L.L.P. C.A. to owner..**

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 Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This further CC is valid upto dt. 26 March, 2021

Issue On : 27 March, 2017

Valid Upto : 26 March, 2018

Application No. : MH/EE/(BP)/GM/MHADA-105/240/2016/CC/1/Old

Remark :

Plinth C.C. for zero FSI as per EODB, upto 0.90Mr. AGL as per approved plan dtd. 23.03.2017.

Issue On : 07 June, 2019

Valid Upto : 26 March, 2020

Application No. : MH/EE/(BP)/GM/MHADA-105/240/2019/FCC/1/Old

Remark :

Now this C.C. is issued upto top of stilt (i.e. height 4.35mt. AGL) as per approved plans issued by MHADA dtd.:16.03.2019.

Issue On : 26 September, 2019

Valid Upto : 26 March, 2020

Application No. : MH/EE/(BP)/GM/MHADA-105/240/2019/FCC/1/Old

Remark :

This CC is extended upto top of 13 floor (i.e height 41.40 mt. AGL) as per approved plans issued by MHADA dtd. 16.03.2019

Issue On : 02 November, 2020

Valid Upto : 26 March, 2021

Application No. : MH/EE/(BP)/GM/MHADA-105/240/2020/FCC/1/Amend

Remark :

This C.C. is extended for full work i.e. up to top of 16th floor (i.e. height of 49.95mt AGL + LMR+OHT) as per last approved plan dated 16.03.2019.

NOTE: Applicant/ Developer/ Architect must follow all the GR/ Circulars/ Guidelines issued by GoM/ MHADA/ MCGM for the Pandemic of Covid-19.

Dinesh Digitally
Deoram signed by
Mahajan Dinesh
Deoram
Mahajan

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 K West Ward MCGM.

Copy to :-

4. EE_____Division / MB.
5. A.E.W.W K West Ward MCGM.
6. A.A. & C K West Ward MCGM
7. Architect / LS - Chandan Prabhakar Kelekar.
8. Secretary D.N. Nagar Manas CHSL

म्हाडा
MHADA

