



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-22/869/2024/FCC/1/Amend

Date : 29 May, 2024

To

Secretary/Chairman, Vishal
Co.Op. Hsg. Soc. Ltd.

Bldg. No. 136, Nehru Nagar, near
Ganesh Hall, Dhammkuti Marg,
Kurla, Mumbai-400024.

Sub : Proposed redevelopment of the existing building No.136 known as Vishal CHS Ltd., bearing C.T.S. No. 02(Pt.), situated at Nehru Nagar, Kurla (E), Mumbai 400 024.

Dear Applicant,

With reference to your application dated 13 September, 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 the existing building No.136 known as Vishal CHS Ltd., bearing C.T.S. No. 02 (Pt.), situated at 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. Prashant Dhatrak, 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 October, 2024

Issue On : 29 October, 2021

Valid Upto : 28 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/869/2021/CC/1/New

Remark :

This CC is issued upto Plinth level as per approved Zero FSI IOA dated 10.08.2021

Issue On : 16 October, 2023

Valid Upto : 28 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/869/2023/FCC/1/New

Remark :

This C.C. Re-endorsed and further extended up to top of 13th upper floor i.e., High-rise Residential building comprising of stilt + 1st to 13th upper residential floors with height 41.73mtr+ OHT as per last approved amended plans issued vide u.no. Cell/GM/MHADA 22/869/2023 dtd.30.06.2023.

Issue On : 29 May, 2024

Valid Upto : 28 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/869/2024/FCC/1/Amend

Remark :

This CC is granted for Further vertical extension from 14th floor to 16th (pt.) upper residential floor {i.e. High rise Residential building comprising of stilt + 1st to 16th(pt.) upper residential floors with a total height 50.35mtr. from general ground level to terrace level as per last approved Amended plans issued by MHADA on dated-30.06.2023 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/869/2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 29-May-2024 17:

**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 Vishal Co.Op. Hsq. Soc. Ltd.

No.MH/EE/BP Cell/GM/MHADA-22/869/2024

Date: - 09 JUL 2024

This CC re endorsed further extended up to top of 17th upper floor i.e., High rise Residential building comprising of stilt + 1st to 17th upper residential floors with a total height 53.23mtr.+ OHT as per last approved amended plans issued vide u.no. Cell/GM/MHADA-22/869/2024 dtd.14.06.2024.

Note:-That the Guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.


(Prashant D. Dhattrak)
Ex.Eng.B.P.Cell (E/S)
MHADA.