

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/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Date : 05 January, 2022

To

M/s. Hirani Manthan Builders &
Developers C.A. to Nehru Nagar
Swanand CHS Ltd.

B/207, Hinal Heritage, S.V.P
Road, Borivali (West), Mumbai

Sub : Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD on plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai

Dear Applicant,

With reference to your application dated 12 December, 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 building no 33 Known as Nehru Nagar Swanand CHS LTD on plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai.**

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

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. 25 August, 2022

Issue On : 26 August, 2016

Valid Upto : 25 August, 2017

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019CC/1/Old

Remark :

This C.C. is restricted upto stilt slab level only

Issue On : 27 September, 2017

Valid Upto : 25 August, 2018

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

Full C.C. As per approved I.O.D plan dated 14.09.2015

Issue On : 21 January, 2020

Valid Upto : 25 August, 2020

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

Further C.C. for building comprising of ground (pt) of residential, society office & Meter Room + Stilt (pt) for parking + 1st to 11th upper floor for residential use as per approved amended plans dated 04/01/2020.

Issue On : 17 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/1/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.) for parking + 1st to 13th upper floor slab level for residential use as per the approved amended plans dated 04/01/2020.

Note: Corrected CC is issued as requested by Owner/Architect. (Old CC dated 20.03.2020 is replaced)

Issue On : 23 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/2/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.)

Issue On : 10 February, 2021

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2021/FCC/3/Amend

Remark :

This Full C.C. is issued for work of building comprising of Stilt (for parking) + 1st to 16th upper floor (including OHT & LMR) for residential use as per approved amended plans dated 04/01/2020.

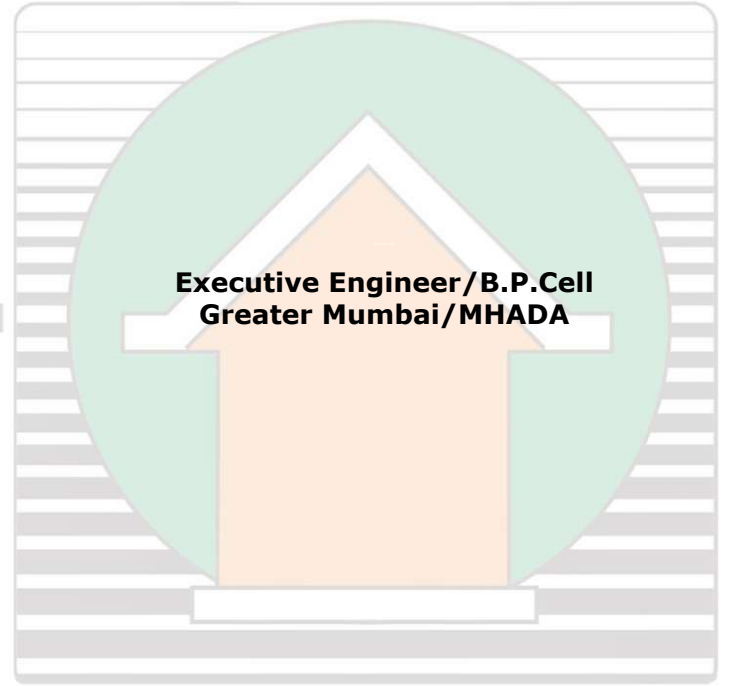
Issue On : 05 January, 2022

Valid Upto : 25 August, 2022

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Remark :

Full C.C. for building comprising of Stilt (for parking & utilities services) + Part Residential + 1st to 18th + 19th Part for Residential use & Part Water Tank with height 59.60 mt. (including OHT & LMR) as per the approved amended plan dated 29/12/2021.



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.
- Copy to : -
4. EE Kurla Division / MB.
 5. A.E.W.W L Ward MCGM.
 6. A.A. & C L Ward MCGM
 7. Architect / LS - Kishore Ramkrishna Lotlikar.
 8. Secretary Nehru Nagar Swanand CHS LTD