

**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority 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-27/040/2020

Date: **17 SEP 2020**

To,  
Mr. Nikunj H Sanghavi, Director,  
of M/s Veena Realcon Pvt Ltd,  
CA To Owner, a-901, Kaledonia, Sahar Road,  
Sambhaji Nagar, Andheri (East)

**Sub:** Proposed amalgamated redevelopment of thee xisting building no. 5,6 and 10 for societies known as "Pushpak Mitra CHSL", "Chembur Samta CHSL" and "Gulab CHSL" on plot "C" at Sahakar Nagar on plot bearing CTS No. 51(pt), of village Chembur, MHADA Layout at Chembur, Mumbai400071.

Dear Applicant,

With reference to your application dated 15 January, 2020 for development permission and grant of Plinth 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 amalgamated redevelopment of the existing building no. 5,6 and 10 for societies known as "Pushpak Mitra CHSL", "Chembur Samta CHSL" and "Gulab CHSL" on plot "C" at Sahakar Nagar on plot bearing CTS No. 51(pt). of village Chembur, MHADA Layout at Chembur, Mumbai 400071.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref.



No. EE/(B.P.)Cell/GM/MHADA-27/040/2018IOA/1/Old dt. 08 August, 2018 and following conditions.

The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.

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.

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.

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.

This Certificate liable to be revoked by the VP & CEO, MHADA if:

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.

Any of the conditions subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.

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.

This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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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 CC is valid upto 20 January, 2021

Earlier CC: THIS CC IS GRANTED FOR THE WORK UPTO PLINTH LEVEL, AS PER APPROVED PLAN DATED 04.01.2020

Remarks : THIS FURTHER CC FOR PAHSE -I, IS GRANTED FOR THE WORK UPTO TOP OF 16TH FLOOR FOR HT. UPTO 49.65 MT. AGL. FOR REHAB WING BLDG. NO. 2 ONLY, AS PER APPROVED PLAN DATED 04.01.2020.

--Sd--

(Dinesh Mahajan)  
Executive Engineer/BP 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 M East Ward MCGM.

Copy to :-

4. EE/Kurla Division/MB.
5. A.E.W.W M East Ward MCGM.
6. A.A. & C M East Ward MCGM
7. Architect/ LS -Jitendra Govind Dewoolkar.
8. Secretary Pushpak Mitra CHSL, Chembur Samta CHSL and Gulab CHSL

  
(Dinesh Mahajan)  
Executive Engineer/BP Cell  
Greater Mumbai/MHADA

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No. MH/EE/CPD/GM/MHADA-27/040/2020.

Date: 09 NOV 2020

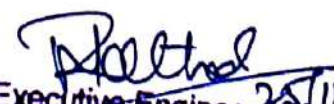
This further cc for plate-II, i.e. Building no. 1, for sale comprising of wing 'A' consist of stilt for 2 level stack + 1st to 11th upper floor for residential uses having ht. 35.40m AGL, wing 'B' consist of stilt for 2 level stack + 1st to 16th upper floors for residential uses having ht. 49.65m. AGL & wing 'C' consist of stilt for 2 level stack + 1st to 16th upper floors for residential uses having ht. 49.65m AGL as per approved amended JDA dt. 04.01.2020.

  
EXECUTIVE ENGINEER/ PA/A  
M.H. & A.D. AUTHORITY  
GRIHA NIRMAN BHAVAN,  
BANDRA (E), MUMBAI-51

NO:- MH/EE/BP/GM/MHADA-27/040/2021

DATE:- 25 NOV 2021

This cc <sup>Smith</sup> upto 9s re-endorsed and further extended for Building no. 1 for sale comprising of wing A, consist of stilt + 16 upper floors, wing B, consist of stilt + 16 upper floors & wing C consist of stilt + 16 upper floors for residential uses in lieu of plot potential + Additional FSI granted by MHADA + fungible FSI and by claiming area of staircase, lift, lift lobby free of FSI, with total height of 49.43 m. up to top of top most floor level as per approved plans dt. 10.08.2021.

  
Executive Engineer (GM)  
Eastern Suburban/  
Maharashtra Housing & Area  
Development Authority  
Bandra (E) Mumbai 51