



# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP(P-2)/ODC/CC/ 3.129 / VI/703/2017

Date : - 6 APR 2017

To,  
**The Executive Engineer,**  
Building proposals-WS,  
MCGM Office, H&K Ward,  
R.K. Patkar Marg,  
Bandra (W), Mumbai - 400 050.

**Sub: Issuance of Amended CC above plinth for proposed Residential cum Commercial Building on Plot bearing CTS no. 479,479/1 to 6 at village Oshiwara, Jogeshwari (W), Mumbai for M/s. Chandiwala Enterprises.**

Ref: MMRDA's DO letter no. TCP(P-2)/BKC/Misc./296/102/2009, dated. 30/1/2009.

Sir,

MMRDA is the Special Planning Authority for Oshiwara District Center. The Senior Planner, Town and Country Planning Division, MMRDA has approved the Amended CC above plinth for proposed Residential cum Commercial Building on Plot bearing CTS no. 479, 479/1 to 6 at village Oshiwara for M/s. Chandiwala Enterprises **consisting** of Wing C (Ground floor shops + First to third floors podium parking and Offices + fourth to seventh (part) floor and Wing D (Ground floor Shops+ First to third floor podium parking and offices + fourth to seventh (part) floor. Pursuant to the policy enunciated in MMRDA's DO letter cited above; a set of Amended CC above plinth and approved drawings (Drawing no. 1/13 to 13/13) representing development above plinth on the land under reference which is approved by Senior Planner, Town and Country Planning Division, MMRDA subject to all the conditions mentioned in the CC issued under No. TCP(P-2)/ODC/CC/ 3.129 / VI/703/2017 dated 6/04/2017, by MMRDA to "**M/s. Chandiwala Enterprises**" is enclosed herewith for your information and record.

Thanking you,

Yours faithfully,

*Adil*

Planner,

Town and Country Planning Division

**Enclosed:**

- 1) Amended Commencement Certificate above plinth.
- 2) A set of approved drawings (Drawing no. 1/13 to 13/13)

- (i) **M/s. Chandiwala Enterprises,**  
222-A, Al-Moonaz Arcade,  
1<sup>st</sup> floor, Opp. Post Office,  
S.V.Road, Andheri (W), Mumbai - 400 058.
- (ii) **Ar. Snehal Shah**  
107-108, Matharu Arcade, Plot No. 32,  
Paranjpe Scheme, Above Axis Bank,  
Subhash Road, Vile Parle (East), Mumbai - 400 057.

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 0001 • 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <https://mmrda.maharashtra.gov.in>





No. TCP(P-2)/ODC/CC/ 3.129 / VI/ 703 /2017

Date : - 6 APR 2017

**AMENDED COMMENCEMENT CERTIFICATE**

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s Chandiwala Enterprises' for the proposed development of **Commercial-cum-Residential building (C and D Wing) consisting of Wing C(Ground floor shops+ First to third floors podium parking and Offices +fourth to seventh (part) floor and Wing D (Ground floor Shops+ First to third floor podium parking and offices + fourth to seventh (part) floor** above plinth level on the lands bearing CTS No. 479,479/1/1 to 6 at Village Oshiwara, Jogeshwari (W), Mumbai, with BUA of 8008.68 sqm. (regular BUA 6814.44 sqm + fungible BUA 1194.24 sqm) as against the total permissible built up area of 8018.44 sqm with 1.49 FSI as depicted on the drawing no. 1/13 to 13/13. The Commencement Certificate above plinth level is granted on the following conditions:

Viz:

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
  - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
  - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 0001 - 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <https://mmrda.maharashtra.gov.in>



5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
6. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
7. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
8. Any condition mentioned in any of the Remark /NOC obtained from any Concerned Authority in respect of the development on land u/r shall be complied with;
9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction.
10. The applicant shall obtain all the necessary final NOCs/Completion Certificates/clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from MCGM and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
11. The building should not be occupied without obtaining Occupancy Certificate from MMRDA;
12. The applicant shall obtain NOC for Occupation from Tree Authority, MGCGM and submit the same to MMRDA before applying for Occupation Certificate;
13. The applicant shall obtain completion certificate for Structural Stability and seismic stability certificate from Licensed Structural Engineer /RCC Specialist and submit the same to MMRDA before applying for Occupation Certificate;
14. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19/7/2012;
15. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
16. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
17. The applicant shall pay the 'Building and Other Construction Labor Welfare Cess' to the competent Authority and submit a copy of receipt to this office;



18. The applicant shall obtain revised NOC from EE(T&C)for amendment and submit it to MMRDA before applying for Occupation certificate
19. The applicant shall obtain the revised NOC from Electric Supply Department for the revised location of the substation before applying for Occupation Certificate;
20. The applicant shall handover the EWS tenements to MHADA as mentioned in the UDD'S notification dated 8/11/2013;
21. The applicant shall pay the premium for Commercial fungible FSI whenever it is claimed in future to MMRDA (as per the then prevailing RR rates),before issuance of Commencement Certificate for the Commercial fungible FSI Component;
22. The applicant shall pay the Development charges, Scrutiny Fees, Premium for deficiency in marginal open spaces and premium for staircases/lifts/lift lobbies for Commercial fungible FSI component to MMRDA, whenever it is claimed in future(as per prevailing RR rates) before issuance of Commencement Certificate for Commercial fungible FSI component;
23. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance; CFO, etc.
24. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.

*Adit*  
**Planner,**  
**Town & Country Planning Division**

**Copy with set of approved drawings bearing nos. 1/13 to 13/13 to:**

(i) ✓ **M/s. Chandiwala Enterprises,**  
222-A, Al-Moonaz Arcade,  
1<sup>st</sup> floor, Opp. Post Office,  
S.V.Road, Andheri (W), Mumbai - 400 058.

(ii) **Ar. Snehal Shah**  
107-108, Matharu Arcade,  
Plot NO 32, Paranjpe Scheme,  
Above AXIS Bank, Subhash Road,  
Vile Parle (East), Mumbai - 400 057.



**Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30/01/2009), with set of approved drawings bearing nos. M-1/13 to M-13/13 to :**

**The Executive Engineer,**  
Building proposals-WS,  
MCGM Office, H&k Ward,  
R.K. Patkar Marg,  
Bandra (W), Mumbai - 400 050.

**P.S.:** The Commencement Certificate above plinth is issued subject to the conditions mentioned in the forwarding letter No. TCP(P-2)/ODC/CC/ 3.129 / VI/703 /2017  
Date : **- 6 APR 2017**