



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 DDT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-113/423/2020

Date: **18 JAN 2020**

To,

C.A. to Oshiwara Sandipani Teachers Co. Op. Hsg. Soc. Ltd.

i.e. Shri. Ajay Maheshwari

105/106, Vijay Industrial Estate, New Link Road,

Chincholi Bundar, Malad (West),

Mumbai :- 400 064.

Sub: Proposed redevelopment of existing building No. 1 & 2 known as Oshiwara Sandipani Teachers Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 1(pt) of village Oshiwara, at Link Road, Jogeshwari (W), Mumbai.

Ref.: 1. Amended Plans were approved by MHADA under no. MH/EE/(B.P.)/GM/MHADA-113/423/2019 were approved on 03/12/2019.
2. Architect Application dtd. 16.12.2019.

Dear Applicant,

With reference to your application dated 16.12.2019 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 **redevelop existing building No. 1 & 2 known as Oshiwara Sandipani Teachers Co. Op. Hsg. Soc. Ltd on plot bearing C.T.S. No. 1(pt) of village Oshiwara, at Link Road, Jogeshwari (W), Mumbai.**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CHE/9676/BPWS/AK dated 01/12/2009, amended plans approval dated 14/06/2010, and 30.04.2014, 22.03.2017 & 06.09.2017 granted by MCGM and Full Occupation for wing A & Wing B was granted on 30.10.2017 Approved by

1/3

MCGM and Amended plans for Wing C was granted on 03.12.2019 issued by MHADA and following conditions.

1. The land vacated on 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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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. 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.
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued including Endorsement of C.C. upto Plinth level issue on 24.12.2010, & Full C.C. issued on 21.10.2011, 04.06.2014, 04.06.2015 & 15.09.2017 by MCGM.

Hence, further C.C. extended upto top of 20th floors (i.e. Further CC for Wing C consist of Basement + Ground & 1st floor for I.T. Office + 3rd to 6th podium for parking + 7th to 20th upper floors as per approved amended plans dated 03.12.2019.

This further CC is valid upto dt. **23 DEC 2020**

--Sd--

(Dinesh Mahajan)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy to:

- 1) The Hon'ble Chief Officer / M.B.,
- 2) Dy. Chief Engineer / B.P. Cell/MHADA
- 3) The Architect/ Layout Cell/ M.B.,
- 4) Executive Engineer (Bandra Division)/MB
- 5) A. A & C W.S.
- 6) A.E.W.W. "K/w" Ward
- 7) Assistant Commissioner "K/w" Ward.
- 8) Shri. S. B. Borole (Architect)


(Dinesh Mahajan)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA