



## 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-35/217/2019

DATE- 22 APR 2019

To,

M/s. Vraj realtors,

CA to Adarsh Nagar beach Corner CHS.

**Sub:** -Proposed redevelopment of Building No.17 on plot bearing C.S.No.16 (pt), Mahim division in G/South Ward, Veer Nariman Road, Mumbai known as "Adarsh Nagar Beach Corner CHS Ltd

- Ref :-** 1.MCGM/ EB/5712/GS/A IOD Dtd. 19/06/2014.  
2. MCGM/ EB/5712/GS/ALast CC issued Dtd. 30/01/2018.  
3.MH/EE/(B.P.)/GM/MHADA/ 35 /217/2019  
4.Application Letter for approval of F.C.C. from Shri Ameet G. Pawar of M/s. Aakar Architects & Consultants dt. 02.04.2019

Dear Applicant,

With reference to your application dated 02.04.2019 for development permission and grant of 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 erect a **Building No.17 on plot bearing C.S.No.16 (pt), Mahim division in G/South Ward, Veer Nariman Road, Mumbai known as "Adarsh Nagar Beach Corner CHS Ltd.** The

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Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 19.06.2014 and 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. 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 mis-representation 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. RUT as per Govt. order of industry energy & labor dept. about the registration of all working labors working on site.

VP & CEO / MHADA has appointed Shri. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto

Remarks:

F.C.C. up to top of comprising of Basement partly for services & partly for parking + Ground floor + 1<sup>st</sup> to 8<sup>th</sup> podium floors for parking with 6 mt. wide ramp + 9<sup>th</sup> (pt.) refuge floor + 10<sup>th</sup> to 15<sup>th</sup> floor Height of Bldg. 50.50 mt. as per approved plans dated 29.02.2019



(Rajeev Sheth)

**Executive Engineer/B.P.Cell/ (GM)/MHADA.**

Copy submitted in favor of information please.

- Architect ShriAmeet G. Pawar of M/s. Aakar Architects & Consultants.
- Ass. Commissioner, G/S Ward (MCGM)
- A.E.W.W. G/S Ward (MCGM)
- A.A. &C G/S Ward (MCGM)



(Rajeev Sheth)

**Executive Engineer/B.P.Cell/ (GM)/MHADA**

NO. MH/EE/CBP/GM/MHADA-35/217/2019

Date:- 04 DEC 2019

Further cc <sup>for</sup> ~~up to~~ bldg. comprising of Basement  
Partly for services & partly for parking + Ground +  
1<sup>st</sup> to 8<sup>th</sup> podium floors for parking + 9<sup>th</sup> (pt) refuge  
floor + 10<sup>th</sup> to 15<sup>th</sup> floor + 16<sup>th</sup> cph refuge floor + 17<sup>th</sup> to 20  
floor Height of Bldg. 67.01 mt. as per approved plans  
dated - 28/02/2019.

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