



DEVELOPER COPY

Sr. No. 108

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO K-E/PVT/0235/20181213/AP/S4

COMMENCEMENT CERTIFICATE

03 DEC 2019

Sale Bldg. No.04

To,

M/s. Chandiwalla Enterprises

222-A, 1st Floor, Al-Moonaz Arcade,

Opp. Post Office, S.V. Road, Andheri(W).

Sir,

With reference to your application No. 2801 dated 01/11/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 on plot No. ---

C.T.S. No. 57, 58, 100 of Village Kondivita, Andheri (E).

of village Kondivita T.P.S. No. ---
ward K/E Situated at Andheri (East)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. K-E/PVT/0235/20181213/LOI

dt. 09/10/2019

IDA/U/R No. K-E/PVT/0235/20181213/AP/S4

dt. 22/11/2019

and 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. However the construction work should be commenced within three months 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 lapse 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 C.E.O. (SRA) 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 C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 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.

The C.E.O. (SRA) has appointed Shri. S. D. Mahajan

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to top floor of parking (i.e. Basement + Stilt floor + 1st slab).For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)

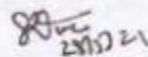
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

KE/PVT/0235/20181213/AP/S4

28 MAY 2021

This C.C. is further extend for height upto 13th floor
for wing A, B & C of Sale Building No.04 as per amended
approval plan on dt. 28 MAY 2021


Executive Engineer
Slum Rehabilitation Authority

Completed June 1st/21

R. Suman
Arachkar



SLUM REHABILITATION AUTHORITY

No.: K-E/PVT/0235/20181213/AP/S4

Date: **28 MAY 2021**

To,
Shri. T. N. Hasan (Architect)
14/B, Bindya Society,
51, Hill Road, Bandra (W),
Mumbai - 400 050.

Sub : Proposed sale building no.4 for joint development in S. R. Scheme for provision relating to Permanent Transit Camp in accordance with clause (A), for plot located in Suburbs and having permissible FSI of 3; as per Regulation 33(11) and Development of Reserved Land under Accommodation Reservation (AR), for public purposes, under Reg. 17(1) of DCPR 2034. on plot bearing C.T.S No. 57,58,100 of Village Kondivita, Andheri (E), Mumbai

Ref: Your letter dated 04/05 /2021

Sir,

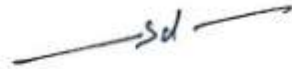
With reference to above, this office subject to following conditions hereby approves the amended plans submitted by you for Sale Bldg No.4 are approved subject to following conditions:

- 1) That conditions of LOI under No. K-E/PVT/0235/20181213/LOI dated 09-10-2019 shall be complied with.
- 2) That conditions of IOA under No. K-E/PVT/0235/20181213/AP/S4 dated 22/11/2019 shall be complied with.
- 3) That revised structural design and calculations shall be submitted.
- 4) That the revised drainage approval shall be obtained for proposed amended plans.
- 5) That you shall submit parking layout from E.E.(T&C) MCGM before Full C.C.
- 6) That final plan shall be mounted on canvas before asking for O.C.C.
- 7) That you shall endorse the C.C. as per amended plans.

- 8) That you shall obtain C.F.O. NOC before asking further C.C. beyond 24 mt.
- 9) That you undertake to pay stamp duty for sale flats as per Government direction dated 14/01/2021 & circular dt. 18/02/2021.

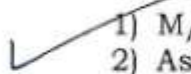
One set of amended plans is returned herewith as token of approval.

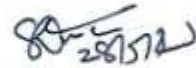
Yours faithfully



Executive Engineer
Slum Rehabilitation Authority

Copy to:

- 
- 1) M/s. Chandiwalla Enterprises.
 - 2) Asst. Commissioner K/E Ward.
 - 3) A.E.W.W. K/E Ward.
 - 4) I.T. (Cell) SRA



Executive Engineer
Slum Rehabilitation Authority