

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



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 -13/021/2018

Date : 30 JUN 2018

To

✓ M/s. Palan Realty Pvt. Ltd CA to Owner,
Building No. (2) & (3), Mithagar Road,
Swapnapurti C.H.S. Ltd., Mulund (East),
Mumbai – 400 081.

Sub : Proposed Reconstruction of building no. (2) & (3) on land bearing C.T.S.
No.1070(pt) of Village-Mulund(East), situated at Mithagar Road MHADA
Colony, 'T' Ward, Mulund (East), Mumbai – 400 081.

Ref. : 1) Old MCGM B.P. File No. CE/5282/BPES/AT
2) MCGM Online File No. CHE/ES/1685/T/337(NEW)
3) Last Amended Plans approval of MCGM dated 11-04-2018.
4) C.C. upto 19th floor granted by MCGM on Dt. 8/2/2018.
5) Arch. R.S. Karnik, M/s. Architects Collaboration.

Sir,

With reference to your application dated 13/06/2018 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 the building nos. (2) & (3) on land bearing C.T.S. No. 1070(pt) of Village-Mulund(East), Ward 'T', situated at Mithaghar Road MHADA Colony, Mulund (East), Mumbai – 400 081.

(P)

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CE/5282/BPES/T, online file no. CHE/ES/1685/T/337(NEW), I.O.D. dated 18-02-2016, amended plans approval dated 19-08-2017 and further amended plans approval Dt. 11-04-2018 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.

This C.C. is issued including Re-endorsement of Plinth C.C. u/no. CE/5282/BPES/AT dated 12-05-2016, further C.C. u/no. CHE/ES/ 1685/ T/ 337 (NEW) dated 20-03-2017 as per I.O.D. dated 18-02-2016 (i.e. Stilt+6 Podiums+1

(N)

Dev.

E-Deck+14th upper habitable floors), & further C.C. dated 08-02-2018 as per amended plans approval dated 19-08-2017 (i.e. Stilt+6 Podiums+1 E-Deck+19th upper habitable floors) issued by MCGM for work.

The architect R.S. Karnik M/s. Architects Collaboration has complied the terms and conditions mentioned in amended plans vide reference no. 3 for plans approved by MCGM vide online file no. CHE/ES/1685/T/337(NEW) and as per request made by architect for issuance for CC upto 24th habitable floor.

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. The work of tenements of MHADA share shall be completed on priority basis.

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

Hence further C.C. extended upto top of 24th upper floors (i.e. Stilt+6 Podiums+1 E-Deck+24th upper habitable floors, for height 96.70 M) as per approved amended plans dated 11-04-2018.

This further CC is valid upto dt. 11-05-2019


Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy forwarded to Architect for information please :

- 1) **Shri. R.S. Karnik, M/s. Architects Collaboration.**


Executive Eng./B.P. Cell
Greater Mumbai/MHADA

NO. M4/CEPBP/GM/MHADA-13/02/2020
Date: 14 SEP 2020

Further cc for building comprising of 5th +
6th car parking podium + e deck + 1st to 19th + 20th to
25th & 26th (podium) habitable floors as per approved
amended plan dtd 11-04-2018


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

NO. M4/CEPBP/GM/MHADA-13/02/2020
Date: 04 MAR 2022

This further cc up to top of 31st floor i.e. Building
comprising of 5th + 1st to 6th Podium floors + 7th floor
i.e. G-deck level + 1st to 31st upper Residential
use as per approved amended plan dtd 17/02/2022.


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