



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 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-83/995/2023/FCC/1/New

Date : 20 April, 2023

To

M/s. B.G. Shirke Redevelopment
and Gas Pvt.Ltd. C.A.
to "Magathane Mount Verita CHS
Ltd."

Office, 24/A, 6th Floor, Maitri
CHS.Ltd.Bimbisaar Nagar,
Goregaon(East), Mumbai-400065.

Sub : Proposed redevelopment of the existing Chawl No. 59 to 62, known as "Magathane Mount Verita CHS Ltd." Plot bearing CTS No.259(Pt.) & 260(Pt.) of village Magathane, at Borivali (E), Mumbai- 400066.

Dear Applicant,

With reference to your application dated 09 November, 2022 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 **Proposed redevelopment of the existing Chawl No. 59 to 62, known as "Magathane Mount Verita CHS Ltd." Plot bearing CTS No.259(Pt.) & 260(Pt.) of village Magathane, at Borivali (E), Mumbai- 400066..**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - 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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

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

This CC is valid upto dt. 07 February, 2024

Issue On : 08 February, 2022

Application No. : MH/EE/(BP)/GM/MHADA-83/995/2022/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved IOA plans dated 06/01/2022.

Valid Upto : 07 February, 2023

Issue On : 20 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-83/995/2023/FCC/1/New

Remark :

This full CC is issued for work of building comprising of 2 wings i.e. Wing A comprising of Stilt (Part) for parking and Ground (Part) for shops & office + (Pt.) 1st to 5th podium floors for parking, & (Pt.) for Residential use + 6th floor podium part for additional R.G. & part for residential + 7th to 20th + 21st (Part) upper floor for residential use having height 65.10 mt. + OHT & LMR & Wing B comprising of Stilt (Part) for parking and Ground (Part) for shops & office + (Pt.) 1st to 5th podium floors for parking & (Pt.) for Residential use + (Pt.) 6th floor podium for additional R.G. & partly for residential + 7th to 20th + 21st (Part) upper floor for residential use having height 65.10 mt. + OHT & LMR & parking tower having height 62.40 mt. as per approved amended plan dated 05/09/2022.

Valid Upto : 07 February, 2024

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.

Copy to : -

4. EE Borivali Division / MB.
5. A.E.W.W R Central Ward MCGM.
6. A.A. & C R Central Ward MCGM
7. Architect / LS - HEMANT LALCHAND KANKARAIYA.
8. Secretary Magathane Mount Verita CHS Ltd.

म्हाडा
MHADA

