



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.

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA- 8/209/2019

Date: **16 MAR 2019**

To

M/s. Aditya Enterprises CA To
"Adarsh Co. Op. Hsg. Soc. Ltd."
101, Aditya Raj, Building No. 3,
Purnima CHS Ltd. Tagore Nagar,
Vikhroli (East), Mumbai 400 083.

Sub: Proposed redevelopment of existing building no. 54 known as "Adarsh Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 337(pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai.

- Ref.:** 1. Amended Plans were approved by MHADA under no. MH/EE/(B.P.)/GM/MHADA-8/209/2019 dtd. 15.02.2019
2. Architect Application dtd. 06.03.2019.

Dear Applicant,

With reference to your application dated 06.03.2019 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 building no. 54 on plot bearing C.T.S. No. 337(pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai.**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CE/1149/BPES/AS I.O.D. dated 21.02.2010, amended plans approval dated

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06.06.2013 & 07.08.2017 granted by MCGM and further amended plans approval
Dt. 15.02.2019 granted 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



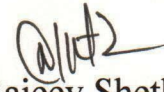
of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

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.

This C.C. is issued including Endorsement of Plinth C.C. issued on 24.11.2010/17.11.2008 as per approved plans dated 21.08.2007, further C.C. dated 11.01.2012, 05.08.2013 & further C.C. dated 29.09.2017 as per amended plans approval dated 07.08.2017 (i.e. Stilt + 1st to 16th upper floors) issued by MCGM for work.

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 18th upper floors (i.e. Ground (pt) + Stilt (pt) + 1st to 18th upper floor) as per approved amended plans dated 15.02.2019. This further CC is valid upto dt. 23.11.2019.


(Rajeev Sheth)

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

Copy to :

- 1) E.E.(Kurla Division)/MB.
- 2) A. A & C. E.S.
- 3) A.E.W.W. "S" Ward
- 4) Assistant Commissioner "S" Ward.
- 5) L.S. Shri. Ashish Bhatt



(Rajeev Sheth)
**Executive Eng./B.P. Cell
Greater Mumbai/MHADA.**