

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



**BUILDING PERMISSION CELL, GREATER MUMBAI / MHADA**  
(A designated Planning Authority for MHADA layouts constituted as per Govt.  
Regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May 2018.)

**FURTHER COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-94/ ०७५/2019

Date: ०३ JAN 2019

To,

**Kalpataru Properties Private Limited. C.A. To  
Middle Income Group CHS Group-V Ltd.  
Santacruz (E.), Mumbai 400 055.**

**Sub:-** Further C.C. For the Proposed Residential bldg. known as '**Middle Income Group CHS Group-V Ltd.**' on Plot bearing C.T.S. No 629 (pt) of village Bandra (E), Gandhi nagar MHADA Layout at Bandra (East), Mumbai.

**Ref :-**

1. MCGM/CHE/WS/1172/H/337(NEW), IOD dtd.02.12.2014
2. MCGM/CHE/WS/1172/H/337(NEW), First CC issued dtd. 19.05.2017.
3. MCGM/CHE/WS/1172/H/337(NEW), latest Amended IOD dtd. 31.08.2018.
4. MCGM/CHE/WS/1172/H/337(NEW), latest FCC (Reendows) dtd. 06.11.2018
5. Application Letter for Further C.C. from Shri. Atul Gulati dtd. 5.12.2018 &20.11.2018.

Sir,

With reference to your application dated 5.12.2018 &20.11.2018 for development permission and grant 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 erect a building on Proposed Residential bldg. known as '**Middle Income Group CHS Group-V Ltd.**' on Plot bearing C.T.S. No 629 (pt) of village Bandra (E), Gandhi nagar MHADA Layout at Bandra (East), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in IOD dated 02.12.2014 and following conditions.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०४९.  
दूरध्वनी ६६४०५०००  
फॉकस नं. : ०२२-२६५१२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592058 Website : [www.mhada.maharashtra.gov.in](http://www.mhada.maharashtra.gov.in)

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 miss-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 also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

WJ

This CC is valid up to 01.12.2019.

**Remarks:**

The Further C.C. is up to top of 22<sup>nd</sup> upper floor + Fire Check Floor of Wing 'A' (i.e. Ht.72.00mt. from AGL), up to top of 21st upper floor of Wing 'B' (i.e. Ht. 67.15mt. From AGL), up to top of 20<sup>th</sup> upper floor of Wing 'C' (i.e. Ht. 64.10 mt. from AGL) and Parking tower with Ht. 71.625mt. as per last approved plan dt. 31.08.2018.

5/1

(Mahesh P.Datar)  
Executive Engineer/B.P. / (GM) / MHADA

Copy submitted in favour of information please.

✓ 1) Architect Shri. Atul M. Gulati.  
2) Ass. Commissioner, H/E Ward/MCGM.  
3) A.E.W.W.H/E Ward/MCGM.  
4) A.A.&C H/E Ward/MCGM.

Yours

(Mahesh P.Datar)  
Executive Engineer/B.P. / (GM) / MHADA

No. MH/EE/BP/GM/MHADA-94/075/2022

Date:-

This Re-endorsed of CC for Building comprising of A Wing upto top of 22<sup>nd</sup> floor + Fire check floor of Wing A(i.e.ht.70.425 m from AGL ) for B Wing upto to of 22<sup>nd</sup> floor floor (i.e.ht.70.425 m from AGL) for C Wing upto top pf 21<sup>st</sup> upper foor (i.e.67.375 from AGL) and parking towar with ht.54.15 m as per approved plans dt.27.09.2022.

Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51

No. MH/EE/BP/GM/MHADA-94/075/2022

Date:- 14 NOV 2022

This CC Re-endorsed and Further extended for Building comprising of upto top of 22<sup>nd</sup> floor + ~~Fire cheek floor~~ of Wing A (i.e. ht. 70.425 m from AGL) for B Wing upto to of 22<sup>nd</sup> floor ~~floor~~ (i.e. ht. 70.425 m from AGL) for C wing upto top pf 21<sup>st</sup> upper foor (i.e. 67.375 from AGL) and parking towar with ht. 54.15 m as per approved plans dt. 27.09.2022.

  
Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51

No. MH/EE/ (B.P.)/GM/MHADA-94/075/2023

DATE- 2 JAN 2023

This CC is re-endorse and further extend for building comprising of 3 level basement + Stilt + 1 st to 26 th upper floor for wing A (i.e Height = 84.40 mt.) for Wing B basement + Stilt + 1 st to 25 th upper floor (i.e. Height = 79.35 mt.) and 3 level Basement + 1 st to 20 th upper floor for wing C (i.e. Height = 64.32mt) with club house, swimming pool at ground level and Parking Tower of. height 69.95 m as per approved plans dt. 30.12.2022.

  
Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51