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-8/262/2022/FCC/2/Amend Date : 30 August, 2022

To

Shri. Ajit Sakharam Chavhan of
M/s. Vighnaharta Developer C.A.
to M/s. Kaivalyadham CHS Ltd.

200/2953, Opp. Bldg. No. 31, Nr.
Tagore Nagar Old Post Office,
Tagore Nagar 8B, Vikhroli (E),
Mumbai - 400 083.

Sub : Proposed redevelopment of existing building No.10 known as Tagore Nagar, Kaivalyadham Co-Op Hsg. Soc Ltd, on plot bearing C.T.S.No.352 (pt) of Village Hariyali at Tagore Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083.

Dear Applicant,

With reference to your application dated 07 May, 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 existing building No.10 known as Tagore Nagar, Kaivalyadham Co-Op Hsg. Soc Ltd, on plot bearing C.T.S.No.352 (pt) of Village Hariyali at Tagore Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083..**

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. A N Rathod, 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. 02 May, 2023

Issue On : 03 May, 2019 Valid Upto : 02 May, 2020

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2019/CC/1/Old

Remark :

This C.C. is issued upto Plinth as per Zero FSI IOA approved plans dated 05.04.2019.

Issue On : 10 March, 2021 Valid Upto : 02 May, 2021

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2021/FCC/1/Old

Remark :

This CC is issued including re-endorsement of Plinth CC u/No. MH/EE/BP/GM/MHADA-8/262/2019 dtd. 08-05-2019 by MHADA for work and further extended as Building up to top of 1st upper floors, (i.e. Ground floor for Commercial + 1st (pt) Residential and par for Commercial floor upper floors) as per approved amended plans by MHADA dated 12-02-2021.

Issue On : 23 June, 2021 Valid Upto : 02 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2021/FCC/1/Old

Remark :

This further C.C. is extend as Building upto top of 5th upper floors (i.e. Ground + 1st & 2nd upper floors for Commercial use & 3rd t 5th upper floors for residential use) as per approved amended plans by MHADA dated 10-06-2021.

Issue On : 03 November, 2021 Valid Upto : 02 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2021/FCC/1/Old

Remark :

This further C.C. is extend as Building upto top of 9th upper floors (i.e. Ground + 1st & 2nd upper floors for Commercial use & 3rd t 9th upper floors for Residential use) as per approved amended plans by MHADA dated 10-06-2021.

Issue On : 25 January, 2022 Valid Upto : 02 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2022/FCC/1/Old

Remark :

This C.C. is issued including re-endorsement of Plinth C.C. u/No. MH/EE/(BP)/GM/MHADA-8/262 dtd. 03.05.2019 by MHADA for work and Further C.C. upto top of 5th upper floors dt. 23.06.2021. Further Full C.C. extended as building upto top of 9th upper floor dt. 03.11.2021. Now further extended as upto top of 19th upper floors (i.e. Ground + 1st & 2nd upper floors for Commercial use & 3rd to 19th upper floors for Residential use) as per approved amended plan by MHADA dtd. 07.01.2022.

Issue On : 02 June, 2022 Valid Upto : 02 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2022/FCC/1/Amend

Remark :

This C.C. has Further extended as upto top of 21stupper floor i.e. Ground + 1st& 2nd upper floors for Commercial use & 3rd to 21st upper floors for residential use as per approved amended plans by MHADA dated 07-01-2022.

Issue On : 30 August, 2022 Valid Upto : 02 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/262/2022/FCC/2/Amend

Remark :

This C.C. is further extended upto top of 22nd upper floors (i.e. Ground + 1st& 2nd upper floors for Commercial use & 3rd to 22nd upper floors for residential use) as per approved amended plans by MHADA dated 24.08.2022.

Name : Anil Namdeo Rathod
Designation : Executive Engineer
Organization : Personal
Date : 30-Aug-2022 12:

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 S Ward MCGM.

Copy to : -

4. EE Kurla Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - Ashish Narendra Bhatt.
8. Secretary Tagore Nagar Kaivalyadham Co-Op. Hsg. Soc. Ltd.