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-22/364/2023/FCC/4/Amend Date : 18 January, 2023

To

M/s. Deraiya Realtors Pvt. Ltd.

J-19, Mudi Bazar, Phase-II, APMC Market-1, Vashi, Turbhe, Navi Mumbai.

Sub : Proposed redevelopment of Nehru Nagar Guruprasad C.H.S.L. bearing existing Bldg. No.40, on C.T.S. No. 12 (pt.), Survey No. 229 & 267 MHADA layout, Nehru Nagar, Kurla (East), Mumbai. For M/s. Deraiya Realtors Pvt. Ltd. C.A. to Nehru Nagar Guruprasad C.H.S.L.

Dear Applicant,

With reference to your application dated 23 November, 2020 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 Nehru Nagar Guruprasad C.H.S.L. bearing existing Bldg. No.40, on C.T.S. No. 12 (pt.), Survey No. 229 & 267 MHADA layout, Nehru Nagar, Kurla (East), Mumbai. For M/s. Deraiya Realtors Pvt. Ltd. C.A. to Nehru Nagar Guruprasad C.H.S.L..**

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. 22 October, 2023

Issue On : 23 October, 2019 Valid Upto : 22 October, 2020

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2019/CC/1/Old

Remark :

Plinth C.C. as per approved I.O.A. Plan dtd.:26.08.2019.

Issue On : 11 February, 2021 Valid Upto : 22 October, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2020/FCC/1/New

Remark :

This C.C. issued for building comprising of Wing A Ground (pt) + Stilt (pt) + 1st for office + 2nd to 4th upper floors & Wing B Ground (pt) + Stilt (pt) + 1st part for offices & part for Residential + 2nd to 4th upper floors as per approved I.O.A. dtd. 26.08.2019.

Issue On : 11 February, 2021 Valid Upto : 22 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2020/FCC/1/New

Remark :

This C.C. issued for building comprising of Wing A Ground (pt) + Stilt (pt) + 1st for office + 2nd to 4th upper floors & Wing B Ground (pt) + Stilt (pt) + 1st part for offices & part for Residential + 2nd to 4th upper floors as per approved I.O.A. dtd. 26.08.2019.

Issue On : 18 May, 2021 Valid Upto : 22 October, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2021/FCC/1/Amend

Remark :

Now, this Further C.C. issue upto top of 13th floor i.e. building comprising of 2 Wings namely Wing A & Wing B. Wing A comprising of Ground (pt) + Stilt (pt) + 1st for Office + 2nd to 13th upper floors and Wing B comprising of Ground (pt) + Stilt (pt) + 1st (pt) for Office & Part for Parking + 2nd to 13th upper floors with parking tower along with separate staircase as per approved amended plan dtd. 22.04.2021.

Issue On : 17 December, 2021 Valid Upto : 22 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2021/FCC/2/Amend

Remark :

“Further C.C. for Wing A comprising of Ground (pt) + Stilt (pt) + 1st for Office + 2nd to 16th upper floors and Wing B comprising of Ground (pt) + Stilt (pt) + 1st (pt) for Office & Part for Parking + 2nd to 15th upper floors with parking tower along with separate

staircase as per approved amended plan dtd. 08.12.2021''

Issue On : 08 February, 2022 Valid Upto : 22 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2022/FCC/3/Amend

Remark :

This C.C. further extened for Wing A comprising of Ground (pt) + Stilt (pt) + 1st for Office + 2nd to 16th upper floors and Wing B comprising of Ground (pt) + Stilt (pt) + 1st (pt) for Office & Part for Parking + 2nd to 15th upper floors with parking tower along with separate staircase as per approved amended plan dtd. 17.01.2022

Issue On : 18 January, 2023 Valid Upto : 22 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/364/2023/FCC/4/Amend

Remark :

This C.C. is further extended upto 18th floor i.e. Wing A & Wing B comprising of Ground (pt) + Stilt (pt) + 1st for Office + 2nd to 18th upper floors with parking tower along with separate staircase as per approved amended plan dtd. 30.12.2022.

Name : Anil Namdeo Rathod
Designation : Executive Engineer
Organization : Personal
Date : 18-Jan-2023 16:

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 L Ward MCGM.

Copy to : -

4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - Chandan Prabhakar Kelekar.
8. Secretary Nehru Nagar Guruprasad C.H.S.L.