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-22/0293/2023/FCC/1/New Date : 07 December, 2023

To

M/S. Star Rise C.A. to Nehru
Nagar Anand CHSL.

Shop no. F-04, C.T.S. No. 231,
Bharat Cinema Compound, Kurla
(West),Mumbai.

Sub : Proposed redevelopment of the existing building No.76 known as Nehru Nagar Anand CHS Ltd on plot bearing CTS no 12(pt) of Village Kurla III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai 400024

Dear Applicant,

With reference to your application dated 29 November, 2023 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 building No.76 known as Nehru Nagar Anand CHS Ltd on plot bearing CTS no 12(pt) of Village Kurla III, at Nehru Nagar MHADA Layout, at Kurla East, Mumbai 400024.**

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

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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. Prashant Dhatrak, 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. 16 March, 2024

Issue On : 17 March, 2020 Valid Upto : 16 March, 2021

Application No. : MH/EE/(BP)/GM/MHADA-22/0293/2020/CC/1/New

Remark :

CC up to Plinth as per IOA plan (Zero FSI) dt.04/05/2019.

Issue On : 07 December, 2023 Valid Upto : 16 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/0293/2023/FCC/1/New

Remark :

This cc is Re-endorsed the earlier C.C & Further extended upto top of 16th floor for residential user i.e ht. 48.90 mt. AGL as per last approved plans issued by MHADA dtd. 04.12.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municiple Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Name : Prashant Damodar Dhatrak
Designation : Executive Engineer
Organization : Personal
Date : 07-Dec-2023 20:

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.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to : -

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5. EE _____ Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - MANDAR CHANDRAMOHAN KATALKAR.
9. Secretary Nehru Nagar Anand CHS Ltd

No.MH/EE/(B.P.)/GM/MHADA-22/293/2024
DATE- 25 JUN 2024

This CC is now Re-endorsed the earlier CC dtd-07.12.2023 & further Extended upto top of 19th floor for residential user i.e. height 57.30 mt. AGL + LMR + OHT along with parking tower as per last approved plans issued by MHADA dtd-28.05.2024.

Note:- That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued U/no CAP-2023/CR-170/TC dated 27.10.2023.Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

(Prashant D. Dhatrak)
Executive Engineer/.B.P. Cell(E.S.)
Greater Mumbai/ MHADA

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