

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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/(B.P.)/GM/MHADA-29/133 /2018

DATE- 01 DEC 2018

To

Subhash Nagar Rajeshwari CHSL

Sub:- Proposed redevelopment of existing building no. 18 known as Subhash Nagar Rajeshwari CHSL on plot bearing C.T.S. No. 831(pt) of Village Chembur, at Subhash Nagar, Chembur, Mumbai.

Ref:-

- MCGM/CHE/ES/1590/M/W/337(NEW)/IOD Dt.30.06.2015
- MCGM/CHE/ES/1590/M/W/337(NEW)
CONCESSION -: 1) APPROVED DT. 17/01/2015
2) APPROVED DT. 01/02/2016.
- MCGM/CHE/ES/1590/M/W/337(NEW) LAST AMENDED ISSUE DT.25.01.2017
- MCGM/CHE/ES/1590/M/W/337(NEW) PLINTH .C.C ISSUE DT. 05.02.2018
- LETTER FORM M/S CONCRETE DESIGNS DT.10.08.2018

Sir,

With reference to your application dated 10.08.2018 for development permission and grant of 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 **existing building no. 18 known as Subhash Nagar Rajeshwari CHSL on plot bearing C.T.S. No. 831(pt) of Village Chembur, at Subhash Nagar, Chembur, Mumbai.**

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 30.06.2015 and 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. 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.

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

This CC is valid upto . 30 NOV 2019

Remarks:

This CC is now Re-endorse upto top of 7th floor i.e. ht. 25.35 mts. AGL for wing 'A' by restricting FCC of 8th to 13th floors and upto top of 5th floor i.e. ht. 19.35 mt. AGL + LMR + OHT for wing 'B' as per the last approved plans dated 25.01.2017

sd/-

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

Copy submitted in favor of information please.

- 1) Secretary/ Subhash Nagar Rajeshwari CHSL
- 2) Arch. Mrs. Dhruthi A. Bhagalia.

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

No. MH/EE/(B.P)/GM/MHADA-29/ 133/2022

Date: 04 MAR 2022

Sub : Proposed redevelopment of existing building no. 18 known as Subhash Nagar Rajeshwari CHSL on plot bearing C.T.S. No. 831(pt) of Village Chembur, at Subhash Nagar, Chembur, Mumbai.


This CC is Post Facto(Re-Endorse) from 8th to 14th floor for wing A and upto 6th floor of Wing B and Further extended the CC upto top of 16th floor for Wing A i.e. ht.50.75 & upto top of 12th floor for wing B i.e. ht. 39.15mt as per approved amended plan dtd-04.02.2022.


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

No. MH/EE/(B.P)/GM/MHADA-29/ 133/2022

Date: 18 APR 2022

Re-endorse the earlier granted CC dtd-04.03.2022 and This Further CC Extended upto top of 13th floor for wing "B" i.e. ht.42.05 mt + LMR + OHT as per approved Amended Plan dtd-15.03.2022.



Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51

No. MH/EE/(B.P)/GM/MHADA-29/ 133/2022

Date: 11 MAY 2022

Sub : Proposed redevelopment of existing building no. 18 known as Subhash Nagar Rajeshwari CHSL on plot bearing C.T.S. No. 831(pt) of Village Chembur, at Subhash Nagar, Chembur, Mumbai.

This Re-endorse the earlier granted CC upto top of 16th floor i.e. ht.50.75 mt + LMR OHT for Wing A & upto top of 13th floor for Wing B and Further extended the CC upto top of 16th floor for Wing B i.e. ht.50.75 mt + LMR + OHT as per approved amended plan dtd-15.03.2022.


Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51