

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-94/057/2019

DATE- 10 MAY 2019

To,
M/s. Rustomjee Constructions Pvt. Ltd.
CA. to MHADA lessee.
702, Nataraj .M.V.Road junction
Western express highway,
Andheri east .MUMBAI – 400 069.

Subject : Proposed Sale building in Proposed Redevelopment of 'MIG Group IV CHS' on plot bearing C.T.S.No.648 of Village Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai.

Ref: .MH/EE/(B.P.)/GM/MHADA-94/057/2019 latest Amended IOD dtd. 10.04.2019.

Dear Applicant,

With reference to your application dated 21.03.2019 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 Sale building in Redevelopment project of Residential building on plot bearing C.T.S.No.648 of Village Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai.

The Commencement Certificate/ Building Permit is granted subject to compliance of mentioned in IOD dated. 25.11.2013 and amended plans dated 10/04/2019 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.

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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:
- 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.
 - 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.
 - 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 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 & 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: 24.11.2019


Remarks:

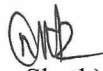
Further C.C. is extended up to top slab of 22nd floor + OHT + LMR i.e. height 76.14 mt AGL for the Wing A and upto top slab of 4th floor i.e. height 16.35 mt AGL for the Wing D of the building as per amended plan dtd.10.04.2019, CC re endorsement as per amended plan dtd.10.04.2019, is approved as proposed.


(Rajeev Sheth)

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

Copy submitted in favor of information please.

 1.) Architect : Smt. Sangita S. Shet.


(Rajeev Sheth)

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