



का. अ. / इपक (बृ क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
28-1600	28 JUL 2023

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-104/369/2023/FCC/1/Amend

Date : 27 July, 2023

To

M/s. Tryksha Project Pvt. Ltd., CA
to owner of Hill Crest CHSL

C-18, Anuj Apartment, Opp.
Maruti temple, Dasisar (East),
Mumbai - 400 068

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1868
Date: 28/07/2023

Sub : Proposed redevelopment of existing building on plot no. 7 known as Hill Crest CHSL on plot bearing CTS No. 197/A (pt), of Village Juhu & Vile Parle, at JVPD MHADA Layout, Andheri (West), Mumbai - 400049.

Dear Applicant,

With reference to your application dated 16 June, 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 existing building on plot no. 7 known as Hill Crest CHSL on plot bearing CTS No. 197/A (pt), of Village Juhu & Vile Parle, at JVPD MHADA Layout, Andheri (West), Mumbai - 400049..**

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. Rupesh M. Totewar, 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. 09 December, 2024

Issue On : 10 December, 2019

Valid Upto : 09 December, 2020

Application No. : MH/EE/(BP)/GM/MHADA-104/369/2019/CC/1/Old

Remark :

Plinth CC for 3 level basements for Stack parking Accessible by 2 nos. of Car Lifts + Ground floor (pt) for Fitness center, (pt) for Society office, (pt) for Electric meter room, (pt) for Kinder Garden (i.e. upto the height of 3.75 Mt. AGL), as per approved plans dtd. 06.09.2019.

Issue On : 25 November, 2021

Valid Upto : 09 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/369/2021/FCC/1/Old

Remark :

To re-endorse CC for 3 level basements for Stack parking Accessible by 2 nos. of Car Lifts + Ground floor (pt) for Fitness centre, (pt) for Society office, (pt) for Electric meter room, (pt) for Kinder Garden, (i.e. height upto 3.75 Mt. AGL.) and further to extended CC from 1st to top of 16th upper floor (actually top of 17th upper floor as floor no. 13 is renamed as floor 12A) for Residential user i.e. Ht. upto 51.80 Mt. AGL + top of parapet wall (i.e. height upto 53.00 Mt. AGL.)

Issue On : 27 July, 2023

Valid Upto : 09 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/369/2023/FCC/1/Amend

Remark :

This C.C. is re-endorsed from 3 level basements for stack car parking accessible by 2 nos. of car lifts + Ground floor (pt) for Fitness Center, (pt) for Society office, (pt) for Kindergarten, (pt) space for D.G. Set, (pt) for Electric meter room & (pt) for Double height Entrance Lobby (ht. 6.75 Mt.) + 1st to top of 17th upper floor (physically 1st to 16th upper floor) for Residential user (i.e. height upto 51.80 Mt. AGL) + Parapet top (i.e. height upto 53.00 Mt. AGL) as per approved amended plans dtd. 08.06.2023.



Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 27-Jul-2023 14:

**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 K West Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Hill Crest CHSL

