

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 1650  
Date: 11.07.2023



12.07.2023  
12.07.23  
payal

का. अ. / इपक (बृ क्षेत्र)
परिचय नं. / नगर व शहर / प्रा.
जावक क्र.
ET-142111 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-106/1276/2023/FCC/1/Amend

Date : 07 July, 2023

To

M/s. Jagjit Estates &  
Development Co. Pvt. Ltd.

17-AB, Kandivali Industrial Estate  
Ltd., Hindustan Naka, Near State  
Bank of India, Charkop,  
Kandivali (West) Mumbai.

**Sub :** Proposed redevelopment of Azad Nagar Nirmal C.H.S.L. existing Building No.D-65, on C.T.S. No.837 (pt.) of Village Ambivali at MHADA Layout, Azad Nagar, Andheri (West), Mumbai. For M/s. Jagjit Estates & Development Co. Pvt. Ltd.

Dear Applicant,

With reference to your application dated 16 May, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1956 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of Azad Nagar Nirmal C.H.S.L. existing Building No.D-65, on C.T.S. No.837 (pt.) of Village Ambivali at MHADA Layout, Azad Nagar, Andheri (West), Mumbai. For M/s. Jagjit Estates & Development Co. Pvt. Ltd.**

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. 05 October, 2020

Issue On : 06 October, 2007

Valid Upto : 05 October, 2008

Application No. : MH/EE/(BP)/GM/MHADA-106/1276/2007/CC/1/Old

Remark :

This Commencement Certificate is for carrying out the work upto plinth as per approved plan dated 26.02.2007.

Issue On : 19 March, 2008

Valid Upto : 05 October, 2008

Application No. : MH/EE/(BP)/GM/MHADA-106/1276/2008/FCC/1/Old

Remark :

F.C.C. is now extended upto top of 2nd floor i.e. ht. 10.60 mt. ht. as per approved dtd.:26.02.2007.

Issue On : 21 August, 2009

Valid Upto : 05 October, 2009

Application No. : MH/EE/(BP)/GM/MHADA-106/1276/2009/FCC/1/Old

Remark :

F.C.C. is now re-endorsement upto top of 2nd floor and extend upto top of 6th floor (i.e. ht. 22.20 mt.) as per approved dtd.:27.05.2009.

Issue On : 05 February, 2011

Valid Upto : 05 October, 2011

Application No. : MH/EE/(BP)/GM/MHADA-106/1276/2011/FCC/1/Old

Remark :

F.C.C. is now extended postfacto C.C. upto top of 8th floor i.e. ht. 28.00 mt. ht as per approved dtd.:21.01.2011.

Issue On : 07 July, 2023

Valid Upto : 05 October, 2020

Application No. : MH/EE/(BP)/GM/MHADA-106/1276/2023/FCC/1/Amend

Remark :

This CC is now further extended upto top of 9th floor of Wing A & Wing B i.e. Ground (pt) for shops + Stilt (pt) + 1st to 9th upper floors having height of 30.90 Mt. AGL + LMR/OHT as per approved amended plan dtd.28.04.2023.

✓ Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 07-Jul-2023 15:

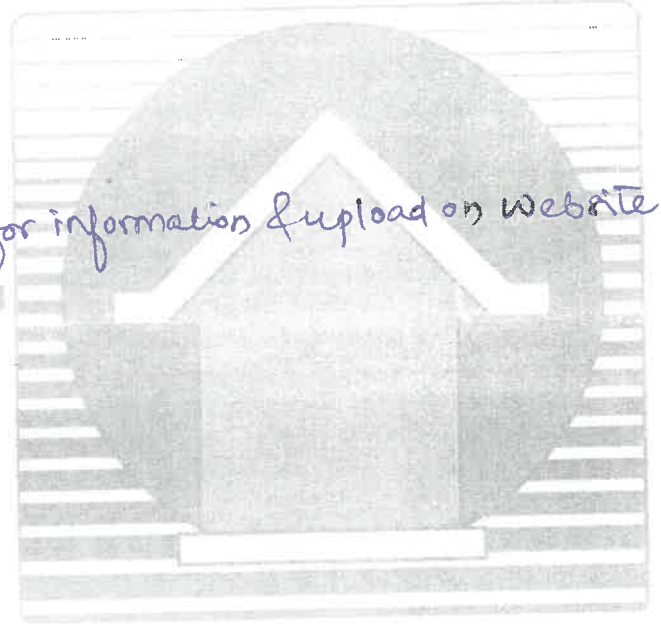
**Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA**

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.
- Copy to :-
4. EE Bandra Division / MB.
5. A.E.W.W K West Ward MCGM.
6. A.A. & C K West Ward MCGM
7. Architect / LS - Chandan Prabhakar Kelekar.
8. Secretary Azad Nagar Nirmal C.H.S.L.

✓ 9. Chief ICT officer, Mhada for information & upload on website

म्हाडा  
MHADA



③ 14/4