



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-9/925/2023/FCC/4/Amend

Date : 13 July, 2023

To

Gurukrupa Realcon Lifespaces
LLP

Shop no. C-106, Plot no. 80/81,
Vashi Plaza, Sector 17, Vashi,
Navi Mumbai, Thane,
Maharashtra

का. अ. / इपक (वृक्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1214	14 JUL 2023

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1680
Date: 14.07.2023

Sub : Proposed redevelopment of existing building no. 147 known as Kannamwar Nagar Shivkrupa Co. op. Hsg. Soc. Ltd. on plot bearing CTS no. 356 part of village Hariyali at Kannamwar Nagar Vikhroli East Mumbai 400083.

Dear Applicant,

With reference to your application dated 12 February, 2022 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 no. 147 known as Kannamwar Nagar Shivkrupa Co. op. Hsg. Soc. Ltd. on plot bearing CTS no. 356 part of village Hariyali at Kannamwar Nagar Vikhroli East Mumbai 400083..**

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. A N Rathod, 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. 24 February, 2024

Issue On : 25 February, 2022 Valid Upto : 24 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-9/925/2022/CC/1/New
Remark :
This C.C. issued upto Plinth level as per approved amended plans dtd. 08.02.2022.

Issue On : 20 July, 2022 Valid Upto : 24 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-9/925/2022/FCC/1/New
Remark :
This C.C. issued upto Plinth level as per approved amended plans dtd. 08.02.2022. This C.C. is further extended upto top of 6th floor i.e. building comprising of Wing A & Wing B consist of Stilt + 1st to 6th upper floors as per approved amended plan dtd. 08.02.2022.

Issue On : 16 January, 2023 Valid Upto : 24 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-9/925/2022/FCC/1/Amend
Remark :
This C.C. further extended upto top of 16th floor for Wing A and top of 15th floor for wing B i.e. building comprising of Wing A consist of Stilt for Trippel Stack type parking, surface parking's & society office at mid- stilt level + 1st (pt.) for residential & Part for Fitness center + 2nd to 16th floor for residential user and Wing B consist of stilt for Trippel Stack type parking, surface parking's & Pit puzzle parking + 1st (pt.) for residential & Part for Fitness center + 2nd to 15th floor for residential user as per approved amended plan dtd. 08.02.2022.

Issue On : 16 March, 2023 Valid Upto : 24 February, 2024
Application No. : MH/EE/(BP)/GM/MHADA-9/925/2023/FCC/2/Amend
Remark :
This C.C. is further extend upto top of 18th floor of Wing A & 17th floor of Wing B i.e. building comprising of 2 wings, Wing A consist of Stilt for Trippel Stack type parking, surface parking's & society office at mid-stilt level + 1st (pt.) for residential & Part for Fitness center + 2nd to 18th floor & Wing B consist of stilt for Trippel Stack type parking, surface parking & Pit puzzle parking + 1st (pt.) for residential & Part for Fitness center + 2nd to 17th floor for the residential user as per approved amended plan dtd. 10.03.2023.

Issue On : 25 May, 2023 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-9/925/2023/FCC/3/Amend

Remark :

This C.C. is further extended upto top of 20th floor (including OHT & LMR) of A wing & upto 18th floor (including OHT & LMR) of Wing B i.e. building comprising of 2 wings, Wing A consist of Stilt for Trippel Stack type parking, surface parking's & society office a mid- stilt level + 1st (pt.) for residential & Part for Fitness center + 2nd to 20th floor for residential user & Wing B consist of stilt for Trippel Stack type parking, surface parking's & Pit puzzle parking + 1st (pt.) for residential & Part for Fitness center + 2nd to 18th floor for residential user as per approved amended plan dtd. 19.05.2023.

Issue On : 13 July, 2023

Valid Upto : 24 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/925/2023/FCC/4/Amend

Remark :

This C.C. is further extended upto top of 19th floor (including OHT & LMR) of Wing and Wing B i.e. building comprising of 2 wings, Wing A consist of Stilt for Trippel Stack type parking, surface parking's & Part for Fitness center + 2nd to 19th floor for residential user & Wing B consist of stilt for Trippel Stack type parking, surface parking's & Pit puzzle parking + 1st (pt.) for residential & Part for Fitness center + 2nd to 18th floor for residential user + 19th part for residential floor & part for society office & part terrace as per approved amended plan dtd.11.07.2023

Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 13-Jul-2023 16:

**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 S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Hansraj Raghuraj Vishwakarma.
9. Secretary Kannamwar Nagar Shivkrupa Co. op. Hsg. Soc. Ltd.

