

## 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-22/242/2024/FCC/2/Amend

Date : 25 April, 2024

To

The Secretary, Nehru Nagar  
Priyadarshan CHSL., Nehru Nagar  
Kurla (E), Mumbai 400024

Nehru Nagar Priyadarshan CHSL.,  
Nehru Nagar Kurla (E), Mumbai  
400024

का. नं. / डाक (वृक्ष)	
पु. नं. / डाक	
जावक क्र.	दिनांक
ET-740	26 APR 2024

**Sub :** Proposed redevelopment of existing building number 37 known as 'Nehru Nagar Priyadarshan CHSL. ' on plot bearing CTS No. 11(pt.) of village Kurla III, situated at Nehru Nagar MHADA layout at Kurla (E), Mumbai 400024

Dear Applicant,

With reference to your application dated 26 July, 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 number 37 known as 'Nehru Nagar Priyadarshan CHSL. ' on plot bearing CTS No. 11(pt.) of village Kurla III, situated at Nehru Nagar MHADA layout at Kurla (E), Mumbai 400024.**

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. Prashant Dhatrak, 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. 01 August, 2024

Issue On : 02 August, 2019 Valid Upto : 01 August, 2020

Application No. : MH/EE/(BP)/GM/MHADA-22/242/2019/CC/1/Old

Remark :

This C.C. is issued for work upto Plinth upto height 0.60 mt. as per approved ZERO FSI IOA plans dated 16.03.2019.

Issue On : 11 January, 2022 Valid Upto : 01 August, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/242/2021/FCC/1/Old

Remark :

further cc for building comprising of ground + 1st & 2nd floor for commercial + 3rd to 13 th for residential use having height of 43.6t mt.r along with parking tower as per approved amended plans dtd. 03/02/2020

Issue On : 24 March, 2022 Valid Upto : 01 August, 2022

Application No. : MH/EE/(BP)/GM/MHADA-22/242/2021/FCC/1/New

Remark :

The further cc for phase 1 for gROUND Floor (pt) residential + Gr. Floor (pt) to 2nd Floor commercial & 3rd Floor to 8th Floor residential height up to 29.10Mt.r as per approved amended plan dtd. 03/02/2020

Issue On : 12 August, 2022 Valid Upto : 01 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/242/2022/FCC/1/Amend

Remark :

building comprising of Ground floor partly used Entrance lobby, Society office, Meter room, Gr. +1st to 2nd floor for Commercial + 3rd to 17th upper Residential floor. i.e. total building height 54.65 from AGL as per last approved Amended plans issued by MHADA on dtd. 14.07.2022 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/242/2022.

Issue On : 25 April, 2024 Valid Upto : 01 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/242/2024/FCC/2/Amend

Remark :

This C.C. is re-endorsed and further extended for building comprising of Ground floor partly used for Commercial & Partly used for Entrance lobby, Society office, Meter room + 1st & 2nd floor for Commercial + 3rd to 17th upper Residential floor. i.e. total building height 54.65 from AGL as per last approved Amended plans issued by MHADA on dtd. 16.01.2024 vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-22/242/2024

Note:-That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 25-Apr-2024 17:

**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 L 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 L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - SUBHASH GANPATRAO PATIL.
9. Secretary Nehru Nagar Priyadarshan

