



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-106/226/2024/FCC/1/Amend

Date : 28 November, 2024

To

Pragat Shikshan Sanstha

22. Address of the
Application Pragat Shikshan
Sanstha on plot bearing C.T.S.
No. 835, & 809-A (pt), S. No.
130 (pt), & 135 (pt) of Village
Ambivali at Azad Nagar, Azad
Nagar MHADA Layout, Andheri
(W), Mumbai.

का. अ. / इपक (बु क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2727	04 DEC 2024

ITC Cell,
M. H. & A. D. Authority
Inward No.: 4399
Date: 05-12-24

Sub : Proposed development of school /structure known as Pragat Shikshan Sanstha on plot bearing C.T.S. No. 835, & 809-A (pt), S. No. 130 (pt), & 135 (pt) of Village Ambivali at Azad Nagar, Azad Nagar MHADA Layout, Andheri (W), Mumbai 400053.

Dear Applicant,

With reference to your application dated 20 March, 2024 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 development of school /structure known as Pragat Shikshan Sanstha on plot bearing C.T.S. No. 835, & 809-A (pt), S. No. 130 (pt), & 135 (pt) of Village Ambivali at Azad Nagar, Azad Nagar MHADA Layout, Andheri (W), Mumbai 400053..**

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. 21 May, 2025

Issue On : 25 October, 2013

Valid Upto : 21 May, 2020

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2019/FCC/1/Old

Remark :

This C.C. is Now re-endorsed & further Extended upto top of 5th floor + L.M.R.+O.H.T.(7.55 mt) i.e. entire work i.e. for 27.55 mt(20.00mt+7.55) as per approved plan dt.07.03.2019.

Issue On : 22 May, 2014

Valid Upto : 21 May, 2015

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2014/CC/1/Old

Remark :

The C.C. certificate is for carrying out the work upto plinth as per approved plan dtd. 25.10.2013.

Issue On : 30 December, 2014

Valid Upto : 21 May, 2015

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2014/FCC/1/Old

Remark :

Further c.c. is now extended plinth C.C. for wing "A" up to top of basement i.e.h. 90mtr. As per last approved plan dt.27.09.2016.

Issue On : 03 October, 2016

Valid Upto : 21 May, 2017

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2016/FCC/1/Old

Remark :

Further c.c. is now extended plinth C.C. for wing "A" up to top of basement i.e.h. 90mtr. As per last approved plan dt.27.09.2016.

Issue On : 05 April, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2024/FCC/1/Amend

Remark :

Now, this C.C is granted upto plinth level of Wing B as per approval plans dated 18.01.2022.

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.

Issue On : 02 July, 2024

Valid Upto : 21 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2024/FCC/1/Old

Remark :

The Commencement Certificate of Wing B is herewith re-endorsed & Further extended upto top of 14th (pt) floor + LMR + OHT i.e. height 49.95 mt. as per approved plans dtd. 26.06.2024.

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.

Issue On : 28 November, 2024

Valid Upto : 21 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-106/226/2024/FCC/1/Amend

Remark :

This C.C. is further extended for Wing B (hostel building) upto 14th (pt.) to 17th floor having height 58.90 including LMR & OHT as per approval plans dated 05.11.2024 .

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.



Digitally signed by Rupesh Muralidhar Totewar
Date: 28 Nov 2024 13:42:48
Organization : MHADA
Designation : Executive Engr.

**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 Pragat Shikshan Sanstha

