

ITC Cell,
M. H. & A. D. Author
Inward No.: 3577
Date: 14.12.2023



का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
GA 2562	13 DEC 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-52/1155/2023/FCC/1/Amend

Date : 13 December, 2023

To

M/s. Modirealty Developers
Pvt.Ltd.

Prem sagar.Plot No.-57 Swastik
CHSL, N.S.Road No.3, Juhu
Scheme, , Vile Parle (W) Mumbai
400056

Sub : Proposed Redevelopment of existing Chawl No.28 known as Unnat Nagar Ashtabhuja CHSL, Situated at Unnat nagar-2 Goregaon (W), Mumbai 400 062.

Dear Applicant,

With reference to your application dated 29 August, 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 Chawl No.28 known as Unnat Nagar Ashtabhuja CHSL, Situated at Unnat nagar-2 Goregaon (W), Mumbai 400 062.**

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 September, 2024

Issue On : 22 September, 2022

Valid Upto : 21 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-52/1155/2022/CC/1/New

Remark :

This CC is granted upto top of plinth level (i.e upto height 0.15m AGL) as per approved IOA dtd. 28.07.2022.

Issue On : 13 January, 2023

Valid Upto : 21 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-52/1155/2023/FCC/1/New

Remark :

This C.C. Re-endorsed & Further extended up to top of 20th upper floors i.e. for building comprising of Stilt floor with stack parking and tower parking + pump room and UG tank (at -3.00mt) located below surrounding ground level with 2 level of carparking (at - 4.15 mt.) in parking tower + 1st to 20th upper residential floors having BUA adm. 5,598.22Sq. Mt. with height 63.95 mtr. as per last approved Amended plans issued vide /no. MH/EE/BP Cell/GM/MHADA-52/1155/2022 dated: 28.07.2022.

Issue On : 13 December, 2023


Valid Upto : 21 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-52/1155/2023/FCC/1/Amend

Remark :

This C.C. is now granted for Further extension for Building comprising of Stilt floor with stack parking and tower parking + pump room (at -3.5 mtr.) and UG tank (at - 3.15 mt.) located below surrounding ground level with 3 level Mechanized stack parking (1in pit level (at - 2.15 mt.) + 1st to 22nd upper residential floors with height 69.95 mtr. as per last approved IOA plans issued vide /no. MH/EE/BP Cell/GM/MHADA - 52/1155/2022dtd.29.03.2023.

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 shall be strictly followed on site.

 Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 13-Dec-2023 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 P South Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Ashtabhuja CHSL



