



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-106/1033/2023/FCC/1/Amend

Date : 21 December, 2023

To

LOTUS BUILDERS AND
DEVELOPERS

8 ,Ground Floor Abhishek
Building Behind kuber Complex
opp.laxmi Ind.Estat New Link
Road Andheri (W)

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3690
Date 21-12-2023

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2648	21 DEC 2023

Sub : Proposed Redevelopment of existing Building No.47. known Azad Nagar Satkar CHSL bearing CTS No.183(pt), Survey No.811(pt), Azad Nagar , Andheri (W) ,Mumbai 400 058.

Dear Applicant,

With reference to your application dated 28 March, 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.47. known Azad Nagar Satkar CHSL bearing CTS No.183 (pt), Survey No.811(pt), Azad Nagar , Andheri (W) ,Mumbai 400 058..**

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. 12 April, 2023

Issue On : 13 April, 2022 Valid Upto : 12 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-106/1033/2022/CC/1/New

Remark :

This CC is granted for work up to top of plinth level as per approved IOA dtd.21.01.2022.

Issue On : 25 January, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-106/1033/2022/FCC/1/New

Remark :

This C.C. is granted for Re-endorsed & Further extension up to top of 14th upper floors i.e. for building comprising of Basement (for Flushing Water Tank, Domestic Tank, Fire Water Tank, and Fire pump Room) + Stilt Floor (for Society office, Fitness center, Meter Room, Puzzle parking and 60 nos. of car parking Tower) + 1st floor (for Fitness center, Meter Room, Puzzle parking and 60 nos. of car parking Tower) + 2nd to 7th Residential floor + 8th part Residential and Part Refuge Area + 9th to 14th Residential floor having BU adm. 4505.11 Sq. Mt. with height 44.17 mtr. as per last approved Amended plans issued vide /no. MH/EE/(B.P.)/GM/MHADA-106/1033/2022 dated: 27.12.2022.

Issue On : 21 December, 2023

Valid Upto : 12 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-106/1033/2023/FCC/1/Amend

Remark :

F.C.C. for vertical extension from 16th floor to 19th upper Residential floor with total building ht. 59.17 mt. from AGL (i.e. for Building comprising of Basement for (Services) + Stilt Floor (Common fitness Centre + Society office + Meter room) + 1st Floor (Common fitness Centre + Meter room) + 2nd to 7th residential floor + 8th floor Part Residential & Part Refuge Area + 9th to 14th upper residential floors + 15th floor Part Residential & Part Refuge Area + 16th to 19th upper residential floors with total height of 59.17 mtrs. Measured from general ground level up to terrace level As per last approved Amended IOA plans issued vide/no. MH/EE/BP/GM/MHADA-106/1033/2023 dtd. 12.12.2023.

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 : 21-Dec-2023 14:

**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 and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

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 - VILAS VASANT DIKSHIT.
9. Secretary Azad Nagar Satkar CHSL

