



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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/(B.P)/GM/MHADA-74/1595/2024

Date: 04 OCT 2024

ITC Cell,
M. H. & A. D. Authority

Inward No.: 3737

Date: 08-10-24

To,
Mrs. Sumita Suman Singh,
President of Arya Samaj Matunga
303, Bhimani Street,
Matunga (East), Mumbai.

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2287	08 OCT 2024

Sub: Proposed School building on plot bearing C.T.S. no. 1C/2/143 (New C.T.S. no. 3A/2/143) & 1C/2/144 (New C.T.S. No. 3A/2/144), Plot No. 3, village Kandivali, situated at RSC-22, Charkop, MHADA layout, Kandivali (West), Mumbai: 400 067.

Name of Lease: Arya Samaj Matunga through the Trustee
Mrs. Sumita Suman Singh.

Architect/L. S.: Shri. Vinayak V. Patil of Creative Consultants &
Designers.

Layout Name : – Charkop Sector-1, Kandivali (West) (Sr. No. 74)

Ref.: 1) IOD issued by BMC under no CHE/8287/BP(WS)/AR
on 20.12.1991.

2) C. C. issued by BMC u/no CHE/8287/BP(WS)/AR on
06.03.1992.

3) Amended plans issued by MHADA vide no
MH/EE/(B.P.)/GM/MHADA-74/1595/2024 on 18.07.2024.

4) Application for approval of F. C. C. of L. S. vide ET-3324
dated 19.09.2024

Dear Applicant,

With reference to your application dated 19.09.2024 for development permission and to grant 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 School building on plot bearing C.T.S. no. 1C/2/143 (New C.T.S. no. A/2/143) & 1C/2/144 (New C.T.S. No. 3A/2/144), Plot No. 3, village**

Kandivali, situated at RSC-22, Charkop, MHADA layout, Kandivali (West).

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval dated 20.12.1991 & Amended plans dated 18.07.2024 granted by MHADA and 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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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. 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. 05.03.2025.

Remarks:

This CC is now Re-endorsed & further extended upto top of 2nd upper floors { i. e. proposed school building comprising of Gr. floor for Entrance Lobby + Multipurpose/Community Hall with stage + 2 nos. of Store rooms + Office + 03 Classrooms + Staff room + Principal office + Pantry + Trustee office + Meter rooms + 1st floor for 11 Classrooms + Staff room + Tiffin room + Projector room + Computer classroom + Lab room/classroom + Toilets & 2nd floor for 13 Classrooms + Tiffin room + Store room + Library room + Toilets with total building height 12.24 mt. from AGL as per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-74/1595/2024 dated- 18/07/2024.

--Sd--

(Rupesh M. Totewar)
Executive Eng./(W.S.)/B.P. Cell
Greater Mumbai/MHADA

Copy to :

- 1) Chief Officer/Mumbai Board
- 2) Dy. Ch. Eng./B.P./(GM)/MHADA
- 3) Chief ICT Officer/A for info & Upload om MHADA website.
- 4) Executive Engineer/Borivali Division/Mumbai Board
- 5) Asst. Commissioner R/S Ward(MCGM)
- 6) A.A. & C. R/S Ward (MCGM)
- 7) A.E.W.W. R/S Ward (MCGM)
- 8) Architect/L. S. Shri. Vinayak V. Patil of Creative Consultants & Designers.


(Rupesh M. Totewar)
Executive Eng./(W.S.)/B.P. Cell
Greater Mumbai/MHADA

