



## 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-52/1206/2024/FCC/1/Amend

Date : 06 November, 2024

**To**

Pravin Kothari of M/s Laxmidevi  
Developers C.A. to Luxury Co-op  
HSG SOC. LTD.

First Floor, Laxmi Callista, Plot  
no. 283, Road no. 3, Jawahar  
Nagar, Near Suvridha Hospital,  
Goregaon West, Mumbai,  
Maharashtra - 400104

का. अ. / इपक (बृ क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2656	27 NOV 2024

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 4259  
Date: 27-11-24

**Sub :** Proposed Redevelopment on plot bearing CTS NO 57 (PT) of Village Pahadi Goregaon West Plot No.27 Chawl No. 217 to 223 , Unnat Nagar No.II

Dear Applicant,

With reference to your application dated 13 March, 2023 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 on plot bearing CTS NO 57 (PT) of Village Pahadi Goregaon West Plot No.27 Chawl No. 217 to 223 , Unnat Nagar No.II.**

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. 28 March, 2025

Issue On : 29 March, 2023 Valid Upto : 28 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2023/CC/1/New

Remark :

This CC is granted upto plinth level as per plans approved IOA Plan on 01.12.2022.

Issue On : 23 August, 2023 Valid Upto : 28 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2023/FCC/1/New

Remark :

This C.C. is granted for further extension up to 13th floor as per approved plans dated 01/12/2022

Issue On : 23 August, 2023 Valid Upto : 28 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2023/FCC/1/Old

Remark :

Approved

Issue On : 25 April, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2024/FCC/1/Amend

Remark :

Now, this C.C. is Re-endorsed and further extended upto Pt. 18th (Flat no.1801) upper habitable floors as per approved Amended plans dated 02.04.2024.

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 : 25 April, 2024 Valid Upto : 28 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2024/FCC/1/Old

Remark :

Approved

Issue On : 25 April, 2024

Valid Upto : 28 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2024/FCC/1/Old

Remark :

Approved.

Issue On : 06 November, 2024

Valid Upto : 28 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-52/1206/2024/FCC/1/Amend

Remark :

This C.C. is Further extended upto 20th floors including LMR and OHT as per approved Amended Plans U/no. MH/EE/(B.P)/GM/MHADA-52/1206/2024 dated. 19/07/2024.

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: 06 Nov 2024 16:29:01  
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 P South Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

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 - DAKSH ABHAY HIRANI.
9. Secretary Luxury CHSL

