



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-22/1225/2024/FCC/2/Amend

Date : 05 August, 2024

E-2528839

To

Shri. Shripat M. Shinde Of M/s.
Star Aura C.A. to Owner
Kedarnath Krupa CHSL

Office no. 12, 1st floor, A wing,
building No. 32, Sayba Annex, of
Nehru Nagar sangam CHSL
Nehru nagar Kurla East

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जाचक क्र.	दिनांक
ET-1332	07 AUG 2024

ITC Cell,
M. M. & A. D. Authority
Inward No.: 2688
Date: 07.08.24

Sub : Proposed redevelopment of the existing building no. 116 known as Kedarnath Krupa CHS on plot bearing C.T.S. no. 12 (pt), Nehru Nagar, Kurla (E), Mumbai.

Dear Applicant,

With reference to your application dated 02 February, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 **Proposed redevelopment of the existing building no. 116 known as Kedarnath Krupa CHSL on plot bearing C.T.S. no. 12 (pt), Nehru Nagar, Kurla (E), Mumbai..**

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 issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of 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 extension 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.

misrepresentation and the appellant and every person deriving title through or under him in such event shall be deemed to have carried out the development work in contravention of section 43 & 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. Prashant Dhattrak, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 07 February, 2025

Issue On : 08 February, 2023 Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/1225/2023/CC/1/New

Remark :

Plinth C.C. as per approved ZERO FSI Plan dtd. 03.01.2023

Issue On : 28 July, 2023 Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/1225/2023/FCC/1/New

Remark :

This C.C. is further extended upto top of 6th floor i.e. building consist of Stilt + 1st to 6th upper floors as per approved amended dtd. 18.05.2023.

Issue On : 30 November, 2023 Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/1225/2023/FCC/1/Amend

Remark :

This CC is now extended upto top of 15th floor for residential user i.e. ht. 46.95 mt. AGL as per last approved plans issued by MHADA dtd. 30.10.2023.

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.

Issue On : 05 August, 2024 Valid Upto : 07 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-22/1225/2024/FCC/2/Amend

Remark :

This Full Commencement Certificate is Re-endorsed and further extended upto top of 20th floor for residential user i.e ht. 61.20 mt. AGL as per last approved plans issued by MHADA dtd. 26.07.2024.

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 shall be strictly followed on site.



Digitally signed by Prashant Damodar Dhatrak
Date: 05 Aug 2024 19:08:03
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 L Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Kurla Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward.MCGM
8. Architect / LS - MANDAR CHANDRAMOHAN KATALKAR.
9. Secretary Kedarnath Krupa CHSL

