



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-89/1065/2024/FCC/1/Amend

Date : 07 August, 2024

To

M/s Flowline Developers Pvt. Ltd.
C.A. to Owner M/s Government
Officers Shrama -Vikas CHSL &
Prabhakar CHSL

On Plot bearing CTS No A-
791(pt) at Smt. Shobha
Bhashkar Joshi Marg,Bandra
(West) Mumbai

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1846	08 AUG 2024

ITC Cell,
M. M. & A. D. Author
Inward No.: 2711
Date: 08-08-24

Sub : Proposed redevelopment of plot no 15 Known as Prabhakar CHS & plot no 14 Known as Government Officers Shrama -Vikas CHS & Prabhakar CHS on plot bearing CTS No A-791(pt) at Smt. Shobha Bhashkar Joshi Marg,Bandra (West) Mumbai

Dear Applicant,

With reference to your application dated 29 April, 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 plot no 15 Known as Prabhakar CHS & plot no 14 Known as Government Officers Shrama -Vikas CHS & Prabhakar CHS on plot bearing CTS No A-791(pt) at Smt. Shobha Bhashkar Joshi Marg,Bandra (West) 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 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 April, 2025

Issue On : 29 April, 2022

Valid Upto : 28 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-89/1065/2022/CC/1/New

Remark :

This C.C. granted upto Top of Plinth as per approved phase program for phase-I vide dated- 07/04/2022 and as per the IOA granted vide dated 03/03/2022.

Issue On : 12 August, 2022

Valid Upto : 28 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-89/1065/2022/FCC/1/New

Remark :

This C.C. is granted upto Top of Plinth as per approved phase program for phase-II vide dated- 07/04/2022 and as per the IOA granted vide dated 03/03/2022.

Issue On : 06 April, 2023

Valid Upto : 28 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-89/1065/2023/FCC/1/Old

Remark :

This Plinth C.C. is Re-endorsed & Further extended upto top of 30th floor level with height 89.78 Mt. from AGL as per approved amended plan dtd. 02.02.2023.

Issue On : 30 April, 2024

Valid Upto : 28 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-89/1065/2024/FCC/1/Amend

Remark :

This C.C. re-endorsed up to Top of 30th floor level as per approved plan u/no vide MHADA- 89/1065/2024 dated-03.04.2024.

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 : 07 August, 2024


Valid Upto : 28 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-89/1065/2024/FCC/1/Amend

Remark :

This Full C.C. extended upto top of 33th floor with bldg. height 107.00 Mt. include LMR + OHT as per Amended plans issued vide MHADA u/no 89/1065/2024 on dated 03.04.2024.

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.

 Digitally signed by Rupesh Muralidhar Totewar
Date: 07 Aug 2024 15:57:40
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 H West Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W H West Ward MCGM.
7. A.A. & C H West Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary M/s Government Officers Shrama -Vikas CHSL & Prabhakar CHSL

