

ITC Cell,
M. M. & A. D. Authority
Inward No.: 3567
Date: 14.12.2023



का. अ. / इपक (बु. क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
एफ-2559	13 DEC 2023

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-104/566/2023/FCC/2/Amend

Date : 13 December, 2023

To

M/s Dev Land Housing Pvt. Ltd.
CA to Owner of Juhu Manmandir
CHSL

10th floor, DEV PLAZA, opp
Andheri Fire Brigade S.V.Road
Andheri West, Mumbai-400 058.

Sub : Proposed redevelopment of existing building no. 4, known as Juhu Manmandir CHSL on plot no. 5/9 & bearing CTS No. 195/137 (pt), S. No. 106 A, Village Andheri, at JVPD MHADA Layout, Juhu, Mumbai- 400 049.

Dear Applicant,

With reference to your application dated 13 May, 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. 4, known as Juhu Manmandir CHSL on plot no. 5/9 & bearing CTS No. 195/137 (pt), S. No. 106 A, Village Andheri, at JVPD MHADA Layout, Juhu, Mumbai- 400 049..**

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. 11 May, 2024

Issue On : 12 May, 2021

Valid Upto : 11 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-104/566/2021/CC/1/Old

Remark :

Zero FSI Plinth CC issued on 12.05.2021

Issue On : 14 January, 2022

Valid Upto : 11 May, 2022

Application No. : MH/EE/(BP)/GM/MHADA-104/566/2022/FCC/1/Old

Remark :

Further CC issued on 14.01.2022, upto top of 17th floor

Issue On : 14 January, 2022

Valid Upto : 11 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/566/2022/FCC/1/Old

Remark :

FCC ISSUED ON 14.01.2022, UPTO top of slab of 5 level Basement with depth of 12.50 Mt. BGL & height up to 0.30 mt AGL & to extend further from top of basement level + Stilt (pt) for Fitness center, (pt) for utilities & (pt) for Entrance lobby + 1st (pt) floor for Residential user & (pt) for double height entrance lobby & (pt) for society office + 2nd to top of 17th upper floor for Residential user i.e. Ht. upto 53.64 Mt. AGL. (Top of parapet wall) as per approved amended plan dt. 11.10.2021.

Issue On : 04 May, 2023

Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-104/566/2023/FCC/1/Amend

Remark :

This Full CC is now Re-endorsed from 5 level basement for parking + Stilt (pt) for fitness center, (pt) for meter room, (pt) for society office, (pt) for Entrance lobby, Gr. Floor (pt) for Residential uses + 1st (pt) floor for Residential user, (pt) for double height entrance lobby + 2nd to top of 17th upper floor for Residential user, (i.e. height upto 52.80 Mt. AGL) + Parapet top (i.e. height upto 53.64 Mt. AGL) as per approved amended plans dtd. 29.03.2023.

Issue On : 13 December, 2023

Valid Upto : 11 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/566/2023/FCC/2/Amend

Remark :

This Full CC is Re-endorsed from 5 level basement upto top of 17th upper floor (i.e. height upto 52.80 Mt. AGL) + Parapet top (i.e. height upto 53.64 Mt. AGL) as per approved amended plans dtd. 07.11.2023.

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 : 13-Dec-2023 15:

**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 - Jitendra Govind Dewoolkar.
9. Secretary Juhu Manmandir CHSL

