



Building Permission Cell, Greater Mumbai / MHADA

(Adesignated 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-53/1628/2024

Date: 19 OCT 2024

ITC Cell,

To

Shastri Nagar Sahayog Co-op.Hsg. Society,
Bldg.no. 17/532, Shastri Nagar,
Goregaon (W), Mumbai-400104.

का. अ. / इपक (बृ क्षेत्र) M. H. & A. D. Author	
पश्चिम उपनगर व शहर/ प्रा. Inward No.: 4027	
जावक क्र.	दिनांक
ET-2435	22 OCT 2024
Date: 23-10-24	

Sub: Proposed Redevelopment of residential building no. 17 known as Shastri Nagar SAHAYOG CHSL on plot bearing CTS. No. 217 (pt) of village Pahadi Goregaon at Shastri Nagar, Goregaon (West) Mumbai.

Reference : 1) IOD was issued on 06.06.2009 by MCGM.

2) F.C.C. was issued on 01.03.2013 by MCGM.

3) Amended plan approved on 15.10.2024 by MHADA.

Dear Applicant,

With reference to your application dated 22 April, 2010 for development permission and grant of Plinth 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 residential building no. 17 known as Shastri Nagar SAHAYOG CHSL on plot bearing CTS. No. 217 (pt) of village Pahadi Goregaon at Shastri Nagar, Goregaon (West) Mumbai.** The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref.No. MH/EE/(BP)/GM/MHADA-53/1628/2024 dt. 15 October, 2024 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 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.

Issue On : **11 8 OCT 2024**

Valid Upto : **11 7 OCT 2025**

Application No. : MH/EE/(BP)/GM/MHADA-53/1628/2024/FCC/1/New


Remark : This C.C. is Further extended from Wing 'A' Ground Floor + 1st Floor podium + 2nd to 14th upper floor and Wing 'B' Ground floor + 1st Floor Podium + 2nd to 14th upper floors + OHT+LMR i.e. for entire work as per approved plan dated. 15/10/2024.

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.

Copy submitted in favor of information please

- 1) Chief Officer/Mumbai Board
- 2) Dy.Che.Eng./B.P./(GM)/MHADA
- 3) Secretary/ SAHAYOG C.H.S.L.
- 4) Asst. Commissioner P/S Ward (MCGM)
- 5) A.A. & C. P/SWard (MCGM)
- 6) A.E.W.W. P/S Ward (MCGM)
- 7) Architect. Shri. Abhijit Mehta.

8) ICT/Cell


(Rupesh M. Totewar)
Executive Engineer
B.P.Cell GM /MHADA

