



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-107/830/2024/FCC/3/Amend

Date : 05 December, 2024

To

Asshna Developers Westin C.A. to
Ekopa Sahaniwas CHSL

Ekopa Sahaniwas CHSL Aram
Nagar -1 , Seven Bungalow
Andheri (W), Mumbai

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र	क्र
ET-2750	10 DEC 2024

ITC Cell,
M. H. & A. D. Authority
Inward No.: 4456
Date: 10.12.24

Sub : Proposed redevelopment of the existing building known as Ekopa Sahaniwas Co-operative Society, of MHADA layout, situated on C.T.S. No. 1103A (Pt.), of MHADA Aram Nagar Layout of village Versova, Taluka Andheri Dist.Mumbai

Dear Applicant,

With reference to your application dated 28 August, 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 of the existing building known as Ekopa Sahaniwas Co-operative Society, of MHADA layout, situated on C.T.S. No. 1103A (Pt.), of MHADA Aram Nagar Layout of village Versova, Taluka Andheri Dist.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. 11 July, 2025

Issue On : 12 July, 2022

Valid Upto : 11 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-107/830/2022/CC/1/New

Remark :

This commencement certificate is issued for carrying out the work upto plinth level only i.e height 0.15 mt AGL as per approved plans u/No.MH/EE/(BP)/GM/MHADA-107/830/2021 dt.21/05/2021

Issue On : 25 August, 2023

Valid Upto : 11 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-107/830/2023/FCC/1/New

Remark :

This C.C. Re-endorsment upto plinth level as per Approved Amended plan dtd.01.06.2023

Issue On : 15 February, 2024

Valid Upto : 11 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-107/830/2023/FCC/1/Amend

Remark :

This F.C.C. is now granted for Building comprising of two wings designated as Wing 'A' & 'B' Each Wing having part one level Basement for services + common Stilt floor for 02 Nos. of Entrance lobby + 01 Nos. of Meter Room + Common Society Office & Common Fitness center Area and other ancillary uses + 40.70 mt. Ht. Car Parking Tower attached to building + 1st to 7th, Residential floor + 8th floor for Part residential & refuge area + 9th to 13th Residential floor with height 40.70 Mtr. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -107/830/2023 dated: 01.06.2023.

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 : 18 July, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-107/830/2024/FCC/2/Amend

Remark :

This C.C. is Now Further extended for Wing A from 14th to 22nd upper floor for residential user i.e. height 66.80 mt. AGL and Wing B from 14th to 22nd upper floor for residential user i.e. height 66.80 mt. AGL, as per approved plan u/no. MH/EE/BP Cell/GM/MHADA -107/830/2023 dated: 01.06.2023.

Note: That the guidelines issued by chief Engineer (D.P.) BMC dtd.15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd.25.10.2023 shall be strictly followed on site in respect of control of Air Pollution.

Issue On : 05 December, 2024

Valid Upto : 11 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-107/830/2024/FCC/3/Amend

Remark :

This C.C. is Now Further extended for Wing 'A' & Wing 'B' for 23rd upper Residential floor with total ht. of 69.90 mt.& parking tower having total ht.69.67mt. as per approved plan u/no MH/EE/B.P.Cell/GM/MHADA-107/830/2023 On dtd. 01.06.2023.

Note: That the guidelines issued by chief Engineer (D.P.) BMC dtd.15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd.25.10.2023 shall be strictly followed on site in respect of control of Air Pollution.



Digitally signed by Rupesh Muralidhar Totewar
Date: 05 Dec 2024 12:31:17
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 K 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 K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Ekopa Sahaniwas Co-operative Society,

