

का. अ. / इपक (बृ.क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2405	10 SEP 2024

ITC Cell,  
M. M. & A. D. Authority  
Inward No.: 3199  
Date: 10.09.24



## 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-86/1306/2024/FCC/1/Amend

Date : 09 September, 2024

To

BALAJI BUILDERS AND  
DEVELOPERS

A/603 Shree Kedarnath ChS Ltd.  
W.E. Highway ,Opp Gokul Anand  
Hotel Dahisar East,Mumbai  
400068

**Sub :** Proposed redevelopment of Rajendra nagar Om Sairam C.H.S. Ltd. C.T.S. No.88(part) Village Magahathane, bearing.Chawl No.B1,B2 & B3 of Rajendra nagar (old), Dattapada Road, Borivali (E) Mumbai – 400 066.

Dear Applicant,

With reference to your application dated 03 November, 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 Rajendra nagar Om Sairam C.H.S. Ltd. C.T.S. No.88(part) Village Magahathane, bearing Chawl No.B1,B2 & B3 of Rajendra nagar (old), Dattapada Road, Borivali (E) Mumbai – 400 066. .**

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 November, 2024

Issue On : 29 November, 2023 Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-86/1306/2023/CC/1/New

Remark :

This C.C. is granted for work upto top of Plinth level as per IOA approved dtd. 04.07.2023.

Note:- That the Guidelines 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 in respect of control of Air Pollution.

Issue On : 10 May, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-86/1306/2024/FCC/1/New

Remark :

This F.C.C. is now granted for building comprising of two Wings designated as Wing 'A' and Wing 'B' Each Wings having Ground floor for Shops + 1st to 7th residential floor + 8th floor Part Residential & Part Refuge Area + 9th to 13th upper residential floors with total height of 42.20 mtrs. as per approved IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA -86/1306/2023 dated: 04.07.2023

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 09 September, 2024 Valid Upto : 28 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-86/1306/2024/FCC/1/Amend

Remark :

This C.C. is Now Further extended for Wing 'A' 14th to 20th upper floor for residential user with height 62.50 mt. AGL and Wing 'B' 14th to 19th upper floor for residential user with height 59.60 mt. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA - 86/1306/2023 dtd: 04.07.2023.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar  
Date: 09 Sep 2024 16:16:38  
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 R Central Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Rajendra nagar Om Sairam C.H.S. Ltd.

