



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-53/277/2024/FCC/2/Amend

Date : 25 January, 2024

To

M/s Vijayi Jwala CHS Ltd.

M/s. Vijayi Jwala CHS Ltd. ,
Building No. 8 , Shastri Nagar ,
Goregoan west

ITC Cell,
M. M. & A. D. Authority
Inward No.: 456
Date: 02.02.2024

का. अ. / इमक (बु क्षे)	
पश्चिम राजपथ - ८ मा.	
जावक क्र.	
६८-२६०	2 FEB 2024

Sub : Proposed redevelopment of existing society building no.08,known as Vijayi Jwala Co-op.Hsg.Soc.Ltd .on plot bearing CTS no.217(pt),of Village Pahadi Goregaon West,at Shastri Nagar MHADA Layout,Goregaon (West)Mumbai.400104.

Dear Applicant,

With reference to your application dated 17 September, 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 society building no.08,known as Vijayi Jwala Co-op.Hsg.Soc.Ltd .on plot bearing CTS no.217(pt),of Village Pahadi Goregaon West,at Shastri Nagar MHADA Layout,Goregaon (West)Mumbai.400104..**

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. 06 December, 2024

Issue On : 18 April, 2019

Valid Upto : 06 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-53/277/2023/FCC/1/Amend

Remark :

This C.C is granted for Further extension, building comprising pit for parking + stilt for parking + Ground floor level + 1st& 2nd Podium for parking + 3rd to 21st (by restricting 22nd floor) upper residential floors(ht. up to 67.05m AGL + OHT ht. up to 72.15m AGL) as per last approved plans dtd.28.04.2023.

Issue On : 07 December, 2021

Valid Upto : 06 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-53/277/2021/CC/1/Old

Remark :

This C.C. is issued for work upto top of 2nd level Podium (i.e. height upto 12.90 mtr. AGL) as per approved Amended plan dated 27.08.2021

Issue On : 29 September, 2022

Valid Upto : 06 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-53/277/2022/FCC/1/New

Remark :

This CC is granted for further extension i.e. building comprising of pit for parking + stilt for parking + Ground floor level + 1st & 2nd Podium for parking + 3rd to 17th (pt) upper residential floors(ht. up to 56.40m AGL + OHT ht. up to 62.80m AGL) as per last approved plans dtd.27.08.2021.

Issue On : 23 August, 2023

Valid Upto : 06 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-53/277/2023/FCC/1/Amend

Remark :

This C.C is granted for Further extension, building comprising pit for parking + stilt for parking + Ground floor level + 1st& 2nd Podium for parking + 3rd to 21st (by restricting 22nd floor) upper residential floors(ht. up to 67.05m AGL + OHT ht. up to 72.15m AGL) as per last approved plans dtd.28.04.2023.

Issue On : 25 January, 2024

Valid Upto : 06 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-53/277/2024/FCC/2/Amend

Remark :

This Further C.C. is granted for entire work i.e. pit for parking + stilt for parking + Ground floor level + 1st& 2nd Podium for parking + 3rd to 22nd upper residential floors(ht. up to 69.95m AGL + OHT ht. up to 74.75m AGL) as per last approved plans dtd.03.01.2024.

Rupesh
Muralidhar
Totewar
Digitally signed by
Rupesh Muralidhar
Totewar
Date: 2024.01.25
17:12:53 +05'30'
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 P South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - ASHIM AJIT KHATRI.
9. Secretary Vijayi Jwala Co-op. Hsg. Society Ltd.

