



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-85/841/2024/FCC/1/Amend

Date : 30 January, 2024

To :

Shri. Kishor Jain of M/s MAA
Entrepreneurs,

C.A. to Dahisar Udaynchal CHS.
Ltd. Room No. 9, Swami Chawl,
Tilak Nagar, Sakinaka, Andheri
(E) Mumbai- 400 072.

ITC Cell,
M. H. & A. D. Authority
Inward No.: 457
Date: 02.02.2024

का. ज. / इपक (वृ. क्षे.) परिचय नं. १२ व. शहर/ प्रा.	
जावक क्र.	१२१११
६४-२६२	२ FEB 2024

Sub : Proposed redevelopment of existing building no. 02 known as Dahisar Udaynchal CHS. Ltd on plot bearing C.T.S. No. 2334/ 1 (Pt.) of Village Dahisar, Dahisar Ashokvan MHADA Layout at Shiv Vallabh Road, Borivali (East), Mumbai.

Dear Applicant,

With reference to your application dated 18 January, 2024 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. 02 known as Dahisar Udaynchal CHS. Ltd on plot bearing C.T.S. No. 2334/ 1 (Pt.) of Village Dahisar, Dahisar Ashokvan MHADA Layout at Shiv Vallabh Road, Borivali (East), 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. 04 June, 2024

Issue On : 05 June, 2013 Valid Upto : 04 June, 2014

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2011/CC/1/Old

Remark :

Top of the Basement slab level of wing A & B as per approved plans dt.01.01.2013

Issue On : 17 November, 2014 Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2014/FCC/1/Old

Remark :

This C.C. is now re-endorsed & further extended for entire work for the bldg. u/ref. consisting of Two wings , i.e. Wing A (sale) comprising of 1 level Basement (Stack car parking) + Stilt (Stack car parkings) + 1st floor to 2nd floor + 3rd (pt) floor and wing B (rehab) comprising of 1 level Basement (stack car parkings) + Stilt (Stack car parking) + 1st floor to 23rd floors for residential user for F.S.I. 2.50 as per approved amended plans dt. 01/01/2023

Issue On : 19 December, 2016 Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2016/FCC/1/Old

Remark :

comprising of two wing i.e. wing - A (sale) + basement for parking + stilt for stack parking + 1st and 4th (pt) upper floor & Wing B (rehab) for basement for parking + stilt for parking + 1st to 21rd upper floor for residential users. as per approved plan dt. 27.10.2017

Issue On : 29 July, 2017 Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2017/FCC/1/Old

Remark :

comprising of two wing i.e. wing - A (sale) + basement for parking + stilt for stack parking + 1st and 10th upper floor & Wing B (rehab) for basement for parking + stilt for parking + 1st to 21st upper floor for residential users. as per approved plans dt. 07.07.2017

Issue On : 20 June, 2018 Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2018/FCC/1/Old

Remark :

This Earlier CC is re-endorsement and now further extended upto top of 15th floor i.e. height 47.15mt. AGL as per approved plan d 15.05.2018

Issue On : 06 September, 2021

Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2021/FCC/1/Old

Remark :

This Full C.C. is now re-endorsed and further Extended for residential building comprising of two wing i.e. wing - A (sale) comprising 1st level basement for stack car parking + stilt for stack parking + 1st to 20th (pt) upper floor for residential users & Wing B (rehab) comprising of 1st level basement for stack car parking + stilt for stack parking + 1st to 21st upper floor for residential users.

Issue On : 30 January, 2024

Valid Upto : 04 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-85/841/2024/FCC/1/Amend

Remark :

This CC is now Re-endorsed and further extended upto top of 23rd floor for wing 'A' i.e. ht. 69.95 mt AGL and Wing B upto top of 21st upper floor i.e. ht. 64.25 AGL + LMR + OHT for residential user as per last approved plans issued by MHADA dtd. 08.05.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipality Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 30-Jan-2024 18:

**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 - UMANG MOHAN SENGHANI.
9. Secretary Dahisar Udayanchal CHSL

