

का. अ. / इपक (बृ.क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जाचक क्र.	दिनांक
ET- 1660	04 AUG 2023



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-104/861/2023/FCC/1/Amend

Date : 03 August, 2023

To

M/s Armaan Real Estates Pvt.
Ltd. CA to Owner of Mangalya
Co-Opp. Housing Society Ltd.
magalya CHSL, JVPD, Mumbai

IPC Cell,
M. H. & A. D. Authority
Inward No.: 1974
Date: 04.08.2023

Sub : Proposed redevelopment of Existing Plot No. 15 known as Mangalya CHSL, CTS No. 20B, village Vile Parle, at JVPD Scheme, Vile Parle (West) Mumbai- 400049.

Dear Applicant,

With reference to your application dated 19 June, 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 Existing Plot No. 15 known as Mangalya CHSL, CTS No. 20B, village Vile Parle, at JVPD Scheme, Vile Parle (West) Mumbai- 400049..**

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. 08 November, 2024

Issue On : 09 November, 2021

Valid Upto : 08 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-104/861/2021/CC/1/Old

Remark :

Plinth CC issued for 3 level basements having depth of 13.05 Mt. below AGL & upto top of Stilt level (i.e. height upto 4.15 Mt. AGL) as per approved plans dt. 28.07.2021.

Issue On : 20 September, 2022

Valid Upto : 08 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/861/2022/FCC/1/Old

Remark :

FURTHER CC ISSUED ON, Full further CC beyond Stilt floor i.e. from 1st to top of 17th upper floor for Residential user i.e. Ht. upto 53.00 Mt. AGL. including parapet wall at terrace level as per approved plan dt. 28.07.2021.

Issue On : 20 September, 2022

Valid Upto : 08 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/861/2023/CCR/1

Remark :

FURTHER CC ISSUED ON, Full further CC beyond Stilt floor i.e. from 1st to top of 17th upper floor for Residential user i.e. Ht. upto 53.00 Mt. AGL. including parapet wall at terrace level as per approved plan dt. 28.07.2021.

Issue On : 03 August, 2023

Valid Upto : 08 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-104/861/2023/FCC/1/Amend

Remark :

This CC is re-endorsed for proposed bldg. from 3 level basements for stack car parking & U.G. tank (at 3rd basement) + Ground floor (pt) for Fitness Center, (pt) for Society office, (pt) for Kindergarten, (pt) space for D.G. Set, (pt) for Electric meter room & (pt) for Double height Entrance Lobby + 1st to 7th upper floor for Residential user + 8th (pt) upper floor for Residential user, (pt) for Refuge floor + 9th to 15th upper floor for Residential user + 16th (pt) upper floor for Residential user, (pt) for Refuge floor + 17th upper floor for Residential user (i.e. height upto 51.60 Mt. AGL) + Parapet top (i.e. height upto 52.95 Mt. AGL) as per approved amended plans dtd. 08.06.2023.

Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 03-Aug-2023 11:

**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 - Jitendra Govind Dewoolkar.
9. Secretary Mangalya Society

