



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-86/942/2024/FCC/3/Amend

Date : 01 February, 2024

To

M/S RIDDHI CONSTRUCTIONS

C.08, SITA PARK CHSL, OPP
BHAGWATI HOSPITAL, SVP
ROAD, BORIVALI (W), MUMBAI
400103

FTC Cell,
M. H. & A. D. Authority
Inward No.: 459
Dated: 02.02.2024

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| का. अ. / इपक (च. से.) |
| परिचय उपनाम / नाम / प्रा. |
| जाति/वर्ग |
| 85-266 |
| 2 FEB 2024 |

Sub : Proposed Redevelopment of Existing Building Known as "RAJENDRA NAGAR SWAGAT CHSL" on CTS No. 88/294 To 88/303 of Village Magathane, Rajendra Nagar, Borivali (East), Mumbai - 400066.

Dear Applicant,

With reference to your application dated 08 April, 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 Building Known as "RAJENDRA NAGAR SWAGAT CHSL" on CTS No. 88/294 To 88/303 of Village Magathane, Rajendra Nagar, Borivali (East), Mumbai - 400066..**

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. 22 March, 2024

Issue On : 23 March, 2022

Valid Upto : 22 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-86/942/2022/CC/1/New

Remark :

This C.C. is granted upto top of plinth level(part) marked in RED as per plan attached and IOA issued dtd. 30.11.2021.
D.A.: phase programme plan copy

Issue On : 26 August, 2022

Valid Upto : 22 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-86/942/2022/FCC/1/New

Remark :

This CC is granted upto plinth for the balance portion, i.e., for the entire plinth, as per Amended plans dtd. 12.05.2022.

Issue On : 29 September, 2022

Valid Upto : 22 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-86/942/2022/FCC/1/Amend

Remark :

This Further C.C. is granted upto top of 16th upper floors for Wing A and Wing B i.e. ht. upto 48.60m AGL alongwith parking tower as per approved plans dtd. 12.05.2022.

Issue On : 11 October, 2023

Valid Upto : 22 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-86/942/2023/FCC/2/Amend

Remark :

This Further CC is granted for building consisting of two wings namely Wing A and Wing B comprising of Ground(pt. for lower level of shops) + Stilt (pt. for services) + 1st floor to 18th upper residential floors 19th (pt. for residential user & pt. for fitness center) + 20th (pt. floor for fitness center)+ parking tower having height 63.10m (building ht. upto 63.10m AGL + LMR/OHT) as per approved plans dtd 12.05.2022

Issue On : 01 February, 2024

Valid Upto : 22 March, 2024


Application No. : MH/EE/(BP)/GM/MHADA-86/942/2024/FCC/3/Amend

Remark :

This Further CC is granted for entire work of building consisting of two wings namely Wing A and Wing B

comprising of Ground (pt. for Lower Level of Shops) + Stilt (pt. for Services) + 1st floor (pt. for Upper Level of Shops & pt. for society office) + 2nd to 20th + 21st (pt. for fitness center + pt. for residential user) + 22nd upper floors for residential user + Parking Tower with height 69.90m AGL (Total building height 75.15m AGL) as per amended IOA dtd. 15.01.2024

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

 Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 01-Feb-2024 13:

**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 - HARSHAD MAANOHAAR MORE.
9. Secretary RAJENDRA NAGAR SWAGAT CHS LTD

