



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-94/1024/2023/FCC/2/Amend

Date : 26 October, 2023

To

M/S LEO Infrastructure Pvt.Ltd.
CA to Owner Jaikiran CHSL &
Shri Ganesh CHSL

Gandhi Nagar at MHADA layout,
Bandra (East) Mumbai-400051.

ITC Cell.
M. H. & A. D. Authority
Inward No:
10000

का. अ. / इपक (बृक्षे)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	क
ET-2208	26 OCT 2023

Sub : Proposed redevelopment of existing building no 67& 68 society known as Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL CTS No 635(pt.) survey No 341, Village Bandra East, Gandhi Nagar MHADA Layout Bandra (East) Mumbai 400051.

Dear Applicant,

With reference to your application dated 08 March, 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 no 67& 68 society known as Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL CTS No 635(pt.) survey No 341, Village Bandra East, Gandhi Nagar MHADA Layout Bandra (East) Mumbai 400051..**

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. 23 May, 2024

Issue On : 24 May, 2022

Valid Upto : 23 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-94/1024/2022/CC/1/New

Remark :

This C.C. has granted upto Top of Plinth level as per approved phase -I program vide dated-12.05.2022 and as per approved IOA plan dtd. 17/01/2022.

Issue On : 19 September, 2022

Valid Upto : 23 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-94/1024/2022/FCC/1/New

Remark :

This C.C. has granted upto Top of Plinth level as per approved phase -II program vide dated- 12.05.2022 and as per approved IOA plan dtd. 17/01/2022.

Issue On : 02 June, 2023

Valid Upto : 23 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-94/1024/2023/FCC/1/Amend

Remark :

This further C.C. is granted upto Top of 16th floor i.e ht. 49.60mt. for Wing C as per approved as per Approved IOA u/No. MH/EE/(BP)/GM/MHADA-94/1024/2022 dated 17.01.2022.

Issue On : 26 October, 2023

Valid Upto : 23 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-94/1024/2023/FCC/2/Amend

Remark :

This Commencement Certificate is granted for Further extension of building work comprising of Wing C- 17th to 20th floor & Wing A- & B ground floor pt. for Entrance lobby, electric meter room, fire pump Room, Society office Substation ,mechanical Stack Parking + 1st floor to 20th floor residential user. as per approved plan u/no. MH/EE/(B.P)/GM/MHADA-94/1024/2023 dtd. 23/08/2023

Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 26-Oct-2023 14:

**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 H East Ward MCGM.
4. ✓ Chief ICT officer/MHADA for information & uploaded to MHADA website ~~and email to Maha Rera at~~
~~helpdesk@maharera.mahaonline.gov.in.~~

Copy to : -

5. EE Bandra Division / MB.
6. A.E.W.W H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL.

