



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

ITC Cell,

M. M. & A. D. Author

Inward No.: 2655

Date: 06.08.24

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-34/1547/2024

Date: 02 AUG 2024

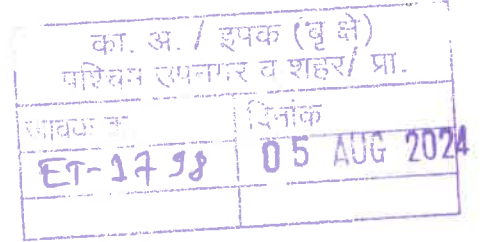
To,

M /s. Prestige Falcon Mumbai Reality Pvt. Ltd.

Unit No. 1005, 10th floor,

Godrej BKC, C-68, G- Block,

BKC, Bandra (East), Mumbai-400051.



Sub: Proposed joint redevelopment of existing building No.07 to 18, known as Worli Shivshahi Co. Op. Hsg. Soc. Ltd., amalgamated with Building no.05 known as Shivaji Nagar Shivprerana Co.Op. Hsg. Soc. Ltd., Office building no. 01 & 02 and Hutment plot adjoining to the building No. 07 to 18 on MHADA plot bearing C.S. No.998 (pt.) & 999 (pt.) at village Worli, in G/S Ward under Regn. 33(5) of DCPR 2034 with proposed slum rehabilitation scheme on property bearing C.S. No. 1008, 778- 780 (pt) for Shivaji Nagar CHS(Prop.) and Shree Krushna CHS (Prop.) at Village Worli in G/S Ward under Regn. 33(10) of DCPR 2034, situated at Annie Besant Road, Worli Mumbai – 400 030.

Ref.: 1. Hon'ble VP/CEO MHADA vide no. ET-294 concession approved dated 09.07.2024.

2. MHADA/ IOA issue no.MH/EE/(B.P)/GM/MHADA -34 /1547/ 2024 Dated:-25.07.2024.

3. Application letter from Architect Shri. Vilas Dikshit of M/s. Shilp Associates dated 29.07.2024.

Dear Applicant,

With reference to your application dated 29.07.2024 for development permission and grant of Plinth 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 redevelopment of **Proposed redevelopment of existing buildings** known as Worli Shivshahi CHSL, Shivaji Nagar Shivprerana CHSL, O.B.-1,

O.B.-2 & slum plot bearing C.S. No. 998(pt) & 999(pt) under scheme 33(5) of DCPR 2034 and Shivaji Nagar CHS (Prop) & Shrikrushna CHS bearing C.S. No. 1008 & 778-780 (pt), under Scheme 33(10) of DCPR 2034, of Worli Division, in G/S Ward, situated at Dr. Annie Besant Road, Worli, Mumbai-400030,

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/BP CELL/GM/MHADA- 34 / 1547/2024 Dated:-25.07.2024.

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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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. 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.

8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.
9. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

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 C.C. is issued for work upto plinth of Wings A, B , C, D & G (except Wing 'E' & 'F') i.e. height upto 0.30 mtr AGL as per approved IOA plans u.no. MH/EE/(B.P.)/GM/MHADA-34/1547/2024 dated 25.07.2024

This CC is valid upto 01 AUG 2025

--Sd--

(Rupesh M. Totewar)
Executive Engineer/B.P. Cell (W/S)
GM / MHADA

Copy to,

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/BP Cell/MHADA
- 3) Chief ICT Officer/A for info & Upload on MHADA website.
- 4) The Architect/Layout Cell/M.B.
- 5) Executive Engineer/Bandra Division/Mumbai Board
- 6) Asst. Commissioner 'K/W' Ward (MCGM)
- 7) A.A. & C. 'K/W' Ward (MCGM)
- 8) A.E.W.W. 'K/W' Ward (MCGM)
- 9) E.E.(SRA) City- G/S
- 10) Architect Shri Vilas Dikshit of M/s. Shilp Associates, 317, E- Square, Subhash Road, Above State Bank of India, Vile Parle (E), Mumbai – 400057.

(Rupesh M. Totewar)
Executive Engineer/B.P. Cell (W/S)
GM / MHADA.

