

महाडा

(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-64/1081/2024/FCC/1/Amend

Date : 24 September, 2024

To

M/s. Maharashtra Police Co-operative Housing Federation Ltd
51-53, A-6, Saraf Choudhari
Nagar Thakur complex, kandivali
(east) Mumbai - 400 101.

का. अ. / दफक (बुझ)	पुलिउम उपनगर व बुद्ध/ मा.
दिनांक	

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3541
Date: 30-09-24

Sub : Proposed development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malwani, Malad, bearing CTS No. 3525(pt.) Village Malvani at Goregaon(W) Mumbai- 400095.

Dear Applicant,

With reference to your application dated 29 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 development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malwani, Malad, bearing CTS No. 3525 (pt.) Village Malvani at Goregaon(W) Mumbai- 400095.**

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. 30 March, 2025

Issue On : 31 March, 2022 Valid Upto : 30 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-64/1081/2022/CC/1/New

Remark :

This C.C. issued for work upto plinth level as per approved Zero FSI IOA plans dated 29/03/2022.

Issue On : 28 June, 2023 Valid Upto : 30 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-64/1081/2023/FCC/1/New

Remark :

This C.C is granted for building consisting of Wing 'A', Ground (Pt) shop & Stilt (Pt) parking + 1st floor (Part) for Fitness Centre & Part Podium add. R.G. + 2nd to 14th floor top slab Wing 'B' Ground(Pt) + Stilt(pt) parking + 1st (Pt) for Fitness Centre & Part Podium for add. R.G. + 2nd to 14th floor top slab, Wing 'C' Ground(pt) + Stilt (Pt.) + 1st floor(Pt) for residential & Part Podium for add. R.G. + 2nd to 14th floor top slab, Wing 'D' Ground for shop + 1st (Pt)for residential & Part Podium for add.R.G. + 2nd to 14th floor top slab & Wing 'E' Basement (pump room) + Ground for shop + 1st (Pt) residential & Part Podium for add. R.G. + 2nd to 15th floor top slab, Wing 'F' Ground for shop + 1st (Pt)for residential & Part Podium for add.R.G. + 2nd to 15th floor top slab with Parking tower upto 14th floor as per amended plans dt. 04/05/2023.

Issue On : 24 September, 2024 Valid Upto : 30 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-64/1081/2024/FCC/1/Amend

Remark :

This full C.C. issued for Wing 'B' comprising of Ground(Pt) + Stilt Part (for parking) + 1st to 22nd upper floor having height 68.45 mt. + OHT & LMR, Wing 'C' comprising of Ground(pt) + Stilt (for parking) + 1st to 22nd upper floor having height 68.45 mt. + OHT & LMR & Further C.C. for Wing 'A', comprising of Ground (Part) for shops & Stilt (Part) + 1st to 21st upper floor for residential use, Wing 'D' & 'F' comprising of Ground (for shops) + 1st to 21st upper floor for residential use, Wing 'E' comprising of Basement (for pump room) + Ground (for shops) + 1st to 21st upper floor for residential use with Parking tower as per approved amended plans dated 02/07/2024.

Note:-

That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site



Digitally signed by Rupesh Muralidhar Totewar
Date: 24 Sep 2024 15:29:56
Organization: MHADA
Designation: Executive Engr.

**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 P North Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - HEMANT LALCHAND KANKARAIYA.
9. Secretary Maharashtra Police Co-operative Housing Federation Ltd

