



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-9/1182/2024/FCC/1/Amend

Date : 25 April, 2024

To

Swastik Homes C/A to Swastik
Tulip CHSL

312, Swastik Disa Corporate
Park, Opp. Shreyas Cinema, LBS
road, Ghatkopar (W), Mumbai-
400086

का. अ. / इपक (बृक्षे) पूर्व उपनगर / गा.	
जाविक क्र.	दिनांक
ET-739	26 APR 2024

Sub : Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083

Dear Applicant,

With reference to your application dated 04 January, 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 bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083.**

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. Prashant Dhatrak, 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. 03 January, 2025

Issue On : 04 January, 2023

Valid Upto : 03 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1182/2023/CC/1/New

Remark :

This C.C. granted up-to Plinth level as per approved IOA plans issued on dtd. 14.10.2022 Ref. No. MH/EE/BP Cell/ GM/MHADA-9/1182/2022.

Issue On : 28 July, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-9/1182/2023/FCC/1/New

Remark :

The Further C.C. is permitted from ground floor for entrance lobby, electric meter room, pump room, Stilt floor for puzzle parking (pt), + 1st& 2nd floor as Amenity floor + 3rd to 14th floor + 15th to 18th floor (part terrace)for residential use having total height 61.1 mt. AGL. +LMR +OHT.). as per last approved plans issued by MHADA vide u/no. MH/EE/B.P.Cell/GM/MHADA-9/1182/2022dtd. 14 Oct. 2022}.

Issue On : 25 April, 2024


Valid Upto : 03 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1182/2024/FCC/1/Amend

Remark :

This C.C. is now Further extended up to top of 21st upper residential floor with total building ht. 69.95mt. + LMR +OHT from AGL as per approved Amended IOA plans dated 28.03.2024.

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.

 Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 25-Apr-2024 17:

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

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Rohit Eshwar Parmar.
9. Secretary Swastik Tulip CHSL

Dime

