

## 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-105/120/2022/FCC/2/Amend

Date : 14 November, 2022

#### **To**

M/s. Samudra Darshan  
Gruhpravesh LLP. C.A. to owner.

1st floor, Premsons Shopping  
Centre, Station Road, Jogeshwari  
(East) Mumbai.

**Sub :** Proposed redevelopment of existing Bldg. No. 9, 12, 13, 14, & OB-4 alongwith OB-3, on C.T.S. No. 195 (pt.), S. No. 106-A, MHADA layout, D. N. Nagar, J.P. Road, Andheri (W), Mumbai. For M/s. Samudra Darshan Gruhpravesh LLP. C.A. to owner.

Dear Applicant,

With reference to your application dated 29 October, 2020 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 Bldg. No. 9, 12, 13, 14, & OB-4 alongwith OB-3, on C.T.S. No. 195 (pt.), S. No. 106-A, MHADA layout, D. N. Nagar, J.P. Road, Andheri (W), Mumbai. For M/s. Samudra Darshan Gruhpravesh LLP. C.A. to owner..**

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 October, 2023

Issue On : 31 October, 2018

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2018/CC/1/Old

Remark :

This C.C. is issued upto top of stilt for Wing A,B,C,D,E,F & G i.e. height of 4.80 mt. AGL as per approved plans issued by MCGM dtd. 30.10.2017 u/no. CHE/WS/2105/K/W/337 (NEW)

Valid Upto : 30 October, 2019

Issue On : 24 December, 2019

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2019/FCC/1/Old

Remark :

Now this C.C. is re-endorsed and further extended upto top of 10th floor i.e. height 35.50 mt. maximum for wing A, B & C as per approved plans issued by MHADA dtd.: 06.07.2019 u/no. MH/EE/(B.P.)/GM/MHADA-105/120/2019.

Valid Upto : 30 October, 2020

Issue On : 08 January, 2021

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2019/FCC/1/Old

Remark :

This C.C. is further extended upto top of 10th floor i.e. for Wing E=34.50 mt. A.G.L. & Wing F.G.=33.45 mt. A.G.L. as per approved plans dated 06.07.2019 u/no. MH/EE/(B.P.)/GM/MHADA-105/120/2019 with continuation of earlier C.C. of Wing A = 35.50 mt. A.G. & for Wing B,C=33.45mt. A.G.L. (Excluding Wing D) This C.C. is valid upto 30.10.2021.

Valid Upto : 30 October, 2021

Issue On : 17 September, 2021

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2021/FCC/1/Old

Remark :

Now this C.C. is further extended for Wing A upto 15th floor i.e. height 50.00 mt. for Wing B & C upto 16th floor i.e. height 50.55 mt. Wing E upto 15th floor i.e. height 49.00 mt. & Wing F & G upto 16th floor i.e. height 50.55 mt. A.G.L. & LMR + OHT as per approved plan dtd.:31.03.2021.

Valid Upto : 30 October, 2022

Issue On : 06 April, 2022

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2022/FCC/1/Amend

Remark :

Valid Upto : 30 October, 2022

Now, this CC is further extended for Wing A upto 15th floor i.e. height 50.00 Mt, for Wing B & C upto 16th floor i.e. height 50.55 Mt, wing D up to top of 12th floor i.e. ht.40.30mt., Wing E upto 15th floor i.e. height 49.00 Mt & part 16th floor i.e. 52.40 Mt, Wing F & G upto 16th floor i.e. height 50.55 Mt AGL as per approved plans u/No. MH/EE/(BP)/GM/MHADA-105/120/ 2021 dt. 31/03/2021.

Issue On : 14 November, 2022

Valid Upto : 30 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-105/120/2022/FCC/2/Amend

Remark :

This CC is now granted for further extend/re-endorse full CC for Wing A, upto 15th floor i.e. height 50.00 mt + LMR + OHT, for Wing B & C upto 16th floor i.e. height 50.55 mt + LMR + OHT, for Wing D upto 15 floor i.e. height upto 49.00 mtr. and part 16 floor having height 51.40 mtr. + LMR + OHT, for Wing E upto 15th floor i.e. height 49.00 mt, & part 16th floor i.e. 52.40 mt, + LMR + OHT, & for Wing F & G upto 16th floor i.e. height 50.55 mt. + LMR + OHT as per approved plans u/No.MH/EE/ (BP)/GM/MHADA- 105/120/2021 dt. 31/03/2021.

Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 14-Nov-2022 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 K West Ward MCGM.

Copy to :-

4. EE Bandra Division / MB.
5. A.E.W.W K West Ward MCGM.
6. A.A. & C K West Ward MCGM
7. Architect / LS - Chandan Prabhakar Kelekar.
8. Secretary D.N. Nagar Samudra Darshan CHSL