



# 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-106/306/2023/FCC/2/Amend

Date : 07 November, 2023

### **To**

The Secretary Azad Nagar  
Gajmukh CHSL, Bldg. No.48

Azad nagar, Andheri (W).  
Mumbai 400053.

**Sub :** Proposed redevelopment of existing building No. 48 known as Azad Nagar Gajmukh CHSL on plot bearing CTS No. 183 (pt) , 630 (pt) of Village Ambivali at Azad Nagar MHADA Layout, Andheri (W), Mumbai

Dear Applicant,

With reference to your application dated 29 December, 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. 48 known as Azad Nagar Gajmukh CHSL. on plot bearing CTS No. 183 (pt) , 630 (pt) of Village Ambivali at Azad Nagar MHADA Layout, Andheri (W), Mumbai .**

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. 15 October, 2024

Issue On : 16 October, 2020

Valid Upto : 15 October, 2021

Application No. : MH/EE/(BP)/GM/MHADA-106/306/2020/CC/1/Old

Remark :

Plinth C.C. is having height upto 0.15mts from G.L. As per approved I.O.A plan dtd. 22-05-2019

Issue On : 01 November, 2021

Valid Upto : 15 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-106/306/2021/FCC/1/Old

Remark :

This Further C.C upto top of 12th Floor i.e height 42.45 mts. ( AGL +LMR )as per last approved amended plan dt. 22-04-2021

Issue On : 30 December, 2022

Valid Upto : 15 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-106/306/2022/FCC/1/Amend

Remark :

This CC is granted for further extension from 13th floor to 16th floor i.e. height upto 49.55 + LMR + OHT as per amended plan dated. 12.04.2022.

Issue On : 07 November, 2023

Valid Upto : 15 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-106/306/2023/FCC/2/Amend

Remark :

This C.C. is granted for further extension from 16th floor to 19th ( part ) floor i.e. height up to 58.25 m including OHT as per amended plan dated. 13.10.2023.

**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.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at [helpdesk@mahaonline.gov.in](mailto:helpdesk@mahaonline.gov.in).

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - Ashok Ramesh Rane.
9. Secretary Azad Nagar Gajmukh Chs LTD

