



# 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-95/524/2024/FCC/2/Amend

Date : 21 February, 2024

### **To**

M/s. Vakratunda Buildcon Pvt Ltd  
C.A. to Kher Nagar Swasadan  
CHS Ltd.

Kher Nagar Swasadan CHS Ltd.at  
Kher Nagar, Bandra (E),

**Sub :** Proposed Redevelopment of existing building no.28, owned by Kher Nagar Swasadan CHS Ltd., situated at Kher Nagar, Bandra (E), MHADA Layout Mumbai.

Dear Applicant,

With reference to your application dated 02 February, 2021 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.28, owned by Kher Nagar Swasadan CHS Ltd., situated at Kher Nagar, Bandra (E), MHADA Layout 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

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. 24 February, 2024

Issue On : 25 February, 2021

Valid Upto : 24 February, 2022

Application No. : MH/EE/(BP)/GM/MHADA-95/524/2021/CC/1/New

Remark :

This Commencement Certificate is issued upto Plinth Level as per approved IOA plans dated 17.09.2020.

Issue On : 26 August, 2022

Valid Upto : 24 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-95/524/2022/FCC/1/New

Remark :

This CC is Re-endorsed & Further extended up to top of 9th upper floor i.e. for building comprising of two wings designated as Wing 'A' & 'B' Each wing having common two level Basement + Part Ground Floor for Puzzle Parking + Part Entrance lobby + 1st Floor (Fitness Centre + Society Office) & 2nd Floor (Fitness Centre & 2 Nos. of L.V. Room) + 3rd Floor Service floor in wing 'A' & 'B' & 4th to 9th upper residential floor having BUA adm. 2,952.12 Sq. Mt. with height 31.00 Mtr. As per last approved Amended IOA plans issued vide /no.MH/EE/(B.P.)Cell /GM/MHADA -95/524/2022 dated – 24.01.2022.

Issue On : 27 July, 2023

Valid Upto : 24 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/524/2023/FCC/1/Amend

Remark :

This C.C. Further extended from 10th to 19th upper floor i.e. for building comprising of two wings designated as Wing 'A' & 'B' Each wing having common two level Basement + Part Ground Floor for Puzzle Parking + Part Entrance lobby + 1st Floor (Fitness Centre + Society Office) & 2nd Floor (Fitness Centre & 2 Nos. of L.V. Room) + 3rd Floor Service floor in wing 'A' & 'B' & 4th to 19th upper residential floor having BUA adm. 7,989.76 Sq. Mt. with height 61.00 Mtr. As per last approved Amended IOA plans issued vide /no.MH/EE/(B.P.)Cell /GM/MHADA -95/524/2022 dated – 24.01.2022.

Issue On : 21 February, 2024

Valid Upto : 24 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/524/2024/FCC/2/Amend

Remark :

This C.C. Further extended from 20th to 22nd upper floor i.e. for Building comprising of two wings designated as Wing 'A' & 'B' Each wing having common two level Basement + Part Ground Floor for Puzzle Parking + Part Entrance lobby + 1st Floor (Fitness Centre + Society Office) & 2nd Floor Fitness Centre + 3rd Floor Service floor in wing 'A' & 'B' & 4th to 22nd upper residential floor with building Height 70.00 mtr. + LMR + OHT from general ground level up to terrace level. As per last approved Amended IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA-95/524/2024 dtd. 03.01.2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 &

**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 H East Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Kher Nagar Swasadan CHS Ltd.

