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-94/1226/2025/FCC/2/Amend Date : 20 January, 2025

To

M/s. Keystone Realtors Ltd. CA to
Owner of exiting building on
Building No. 64, known as Gandhi
Nagar Ganesh Krupa CHSL

702, Natraj, M.V.Road Junction,
W. E. Highway, Andheri (E)

Sub : Proposed Redevelopment of exiting building on Building No. 64, known as Gandhi Nagar Ganesh Krupa CHSL, bearing survey no. 341 (pt), C.T.S. No(s) 635(pt), Gandhi Nagar Bandra (East), Mumbai – 400 051. Under DCPR 2034

Dear Applicant,

With reference to your application dated 06 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 exiting building on Building No. 64, known as Gandhi Nagar Ganesh Krupa CHSL, bearing survey no. 341 (pt), C.T.S. No(s) 635(pt), Gandhi Nagar Bandra (East), Mumbai – 400 051. Under DCPR 2034.**

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 March, 2025

Issue On : 16 March, 2023 Valid Upto : 15 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-94/1226/2023/CC/1/New

Remark :

This CC is issued upto plinth level (i.e. height + 0.45 AGL) as per approved IOA plan dated : 05.01.2023

Issue On : 29 February, 2024 Valid Upto : 15 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-94/1226/2024/FCC/1/New

Remark :

This C.C. Re-endorse & further extended upto top of 10th upper residential floors { i. e. Wing A & B comprising of Basement + Ground +1st to 10th upper residential floors with total height of 34.55 mt. from AGL as per approved IOA plans u/no. MH/EE/(B.P.)/GM/MHADA-94/1226/2024 dt: 17.01.2024.}.

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.

Issue On : 18 April, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-94/1226/2024/FCC/1/Amend

Remark :

This C.C. is now further extended up to top of 14th upper residential floors {i. e. building comprising of two wings 'A & B comprising of Basement for building services+ Stilt for parking + 1st to 14th upper residential floors with total height of 43.40 mt. from AGL as per approved IOA plans dtd. 17.01.2024

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.

Issue On : 20 January, 2025 Valid Upto : 15 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-94/1226/2025/FCC/2/Amend

Remark :

This Further Full CC extended upto top of 21st upper residential floors + OHT {i. e. building comprising of two wings 'A & B comprising of Basement for building services+ Stilt for parking + 1st to 21st upper residential floors with total height of 67.00 mt. + OHT from AGL as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-

94/1226/2024 dt. 17.01.2024}.

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: 20 Jan 2025 14:27:03
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 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 - Manish Dileep Savant.
9. Secretary Ganesh Krupa CHSL