

# 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**

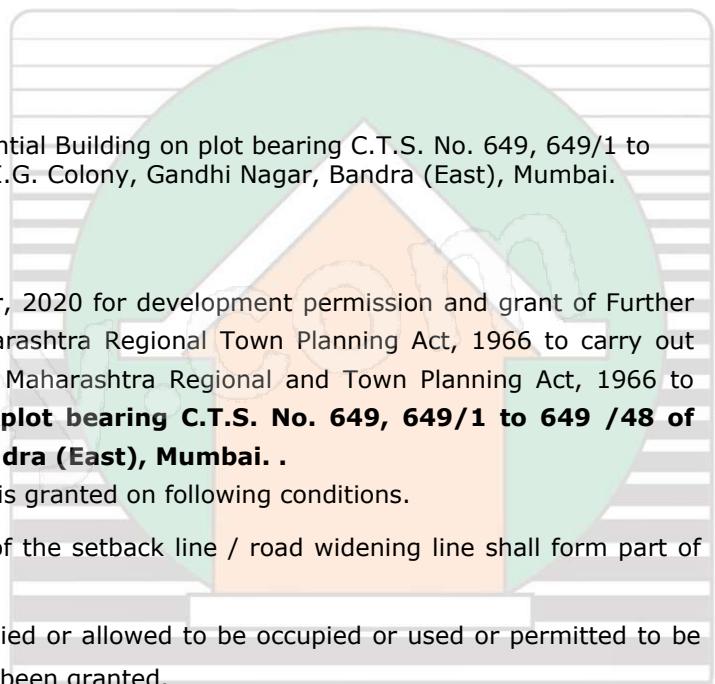
No. MH/EE/(BP)/GM/MHADA-94/128/2022/FCC/1/New

Date : 16 June, 2022

### **To**

MIG(Bandra) Realtors &  
Developer Pvt.Ltd.

DB Central, Dr. A. L. Nair Road,  
Near Jacob Circle, Opp HP Petrol  
Pump, Gate no 3 of Raheja  
Vivarea next to Kalpataru  
Heights, Mahalaxmi, Mumbai-  
400 011



**Sub :** Proposed Redevelopment of Residential Building on plot bearing C.T.S. No. 649, 649/1 to 649 /48 of Village Bandra East , M.I.G. Colony, Gandhi Nagar, Bandra (East), Mumbai.

Dear Applicant,

With reference to your application dated 06 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 Residential Building on plot bearing C.T.S. No. 649, 649/1 to 649 /48 of Village Bandra East , M.I.G. Colony, Gandhi Nagar, Bandra (East), 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. Dinesh D Mahajan, 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. 22 September, 2022

Issue On : 25 April, 2016

Valid Upto : 22 September, 2016

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2016/CC/1/Old

Remark :

Top of Stilt as per approved plan dated 21.11.2014

Issue On : 28 December, 2016

Valid Upto : 26 December, 2017

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2016/FCC/1/Old

Remark :

Re-endorsement of Plinth C.C. up to top of stilt as per last approved plan dtd. 08.12.2016

Issue On : 30 January, 2018

Valid Upto : 24 April, 2018

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2018/FCC/1/Old

Remark :

Re-endorsement of PlinthC .C. up to top of stilt as per approved plan dtd. 12.1.2018.

Issue On : 06 February, 2018

Valid Upto : 22 September, 2018

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2018/FCC/1/Old

Remark :

Further C.C. up to top of 1st floor ( i.e. Ht.7.71Mtr.) for Wing 10 to 12,14 & 15 andFurther C.C. upto top of 12th floor ( i.e. Ht. 44.67mtr.) for Wing 5 to 9, and Wing 13 as per approved amended plan dated 12-01-2018.

Issue On : 20 November, 2018

Valid Upto : 22 September, 2019

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2018/FCC/1/Old

Remark :

Further C.C. upto top of 1st floor of wing 1 to 4, 10, 11, 12 & 14, 15 (i.e. 7.71Mt.) Further C.C. upto top of 21st (pt) floors of wing 5 (i.e. 76.71Mt. ) Further C.C. upto top of 21st floor of wing 6 (i.e. 76.71Mt. ), Further C.C. upto top of 20th floors of wing 7 & 8 (i.e. 71.55Mt.) and Further C.C. upto top of 12nd floors of Wing 9 (i.e. 44.67Mt.) and Further C.C. upto top of 22nd (pt.) floor of wing 13(i.e. ht. 80.07Mt. ) as per last approved amended plan dated 12/01/2018

Issue On : 19 October, 2019

Valid Upto : 22 September, 2020

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2019/FCC/1/Old

Remark :

Further C.C. upto top of 1st floor of wing 1 to 3, 11,12, 14 & 15 (i.e.7.71Mt.) Further C.C. upto top of 16th floor of wing 4 (i.e. 58.11Mt. ), Further C.C. upto top of 19th floor of wing 5 & 6 (i.e 68.19Mt. ), Further CC. upto top of 26th floor of wing 7 & 8 (i.e. 91.71Mt.), Further C.C. upto top of 12th floor of wing 09 (i.e. 44.67Mt.) Further C.C. upto top of 10th floor of wing 13 as per last approved plan dated 27.09.2019

Issue On : 16 June, 2022

Valid Upto : 22 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-94/128/2022/FCC/1/New

Remark :

This Further C.C. is extended upto

Wing 1 for 1st to 5th Basement + Gr. Floor + 1st to 19th Floor (ht. 68.19 mt.);

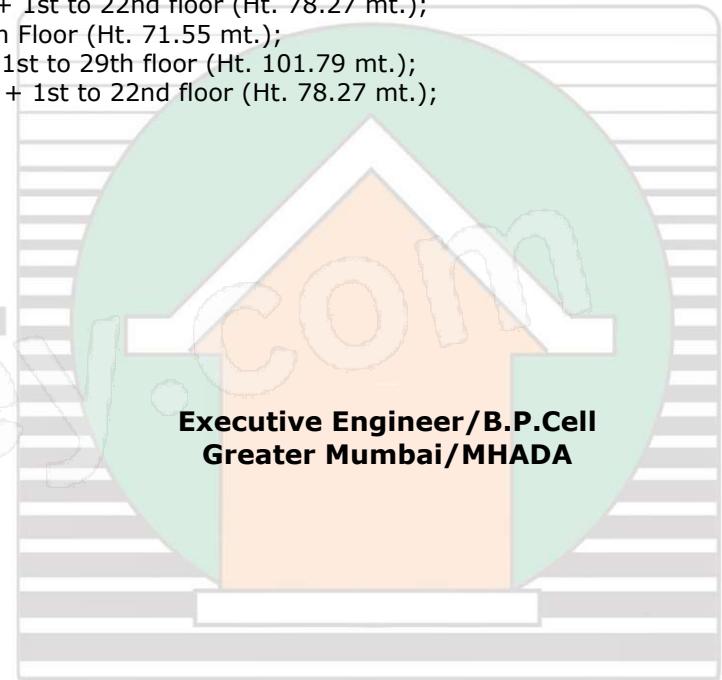
Wing 2 and Wing 4 for 1st to 5th Basement + Gr. Floor + 1st to 22nd floor (Ht. 78.27 mt.);

Wing 3 for 1st to 5th Basement + Gr. Floor + 1st to 20th Floor (Ht. 71.55 mt.);

Wing 5 to Wing 9 for 1st to 5th Basement + Gr. Floor + 1st to 29th floor (Ht. 101.79 mt.);

Wing 10 to Wing 15 for 1st to 5th Basement + Gr. Floor + 1st to 22nd floor (Ht. 78.27 mt.);

as per Amended approved plans Dtd. 09/05/2022.



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.

Copy to :-

4. EE Bandra Division / MB.
5. A.E.W.W H East Ward MCGM.
6. A.A. & C H East Ward MCGM
7. Architect / LS - SHASHIKANT LAXMAN JADHAV.
8. Secretary Middle Income Group CHSL