

**BUILDING PERMISSION CELL, GREATER MUMBAI / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per Govt.

Regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May 2018.)

**FURTHER COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-94/ 075/2019

Date: 03 JAN 2019

To,

**Kalpataru Properties Private Limited. C.A. To  
Middle Income Group CHS Group-V Ltd.  
Santacruz (E.), Mumbai 400 055.**

**Sub:-** Further C.C. For the Proposed Residential bldg. known as  
**'Middle Income Group CHS Group-V Ltd.'** on Plot bearing  
C.T.S. No 629 (pt) of village Bandra (E), Gandhi nagar MHADA  
Layout at Bandra (East), Mumbai.

- Ref :-** 1. MCGM/CHE/WS/1172/H/337(NEW), IOD dtd.02.12.2014  
2. MCGM/CHE/WS/1172/H/337(NEW), First CC issued  
dtd. 19.05.2017.  
3. MCGM/CHE/WS/1172/H/337(NEW), latest Amended IOD  
dtd. 31.08.2018.  
4. MCGM/CHE/WS/1172/H/337(NEW), latest FCC (Reendows)  
dtd. 06.11.2018  
5. Application Letter for Further C.C. from Shri. Atul Gulati  
dtd. 5.12.2018 & 20.11.2018.

Sir,

With reference to your application dated 5.12.2018  
& 20.11.2018 for development permission and grant 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 erect a building on  
Proposed Residential bldg. known as **'Middle Income Group CHS Group-V  
Ltd.'** on Plot bearing C.T.S. No 629 (pt) of village Bandra (E), Gandhi nagar  
MHADA Layout at Bandra (East), Mumbai.

The Commencement Certificate/Building Permit is granted subject to  
compliance of mentioned in IOD dated 02.12.2014 and following conditions.

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.

Phone : 66405000

Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - 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 miss-representation 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. The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Mahesh P. Datar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

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**This CC is valid up to 01.12.2019.**

**Remarks:**

The Further C.C. is up to top of 22<sup>nd</sup> upper floor + Fire Check Floor of Wing 'A' (i.e. Ht.72.00mt. from AGL), up to top of 21<sup>st</sup> upper floor of Wing 'B' (i.e. Ht. 67.15mt.From AGL), up to top of 20<sup>th</sup> upper floor of Wing 'C' (i.e. Ht. 64.10 mt. from AGL) and Parking tower with Ht. 71.625mt. as per last approved plan dt. 31.08.2018.

*sd/-*

(Mahesh P.Datar )

**Executive Engineer/B.P./(GM)/MHADA**

Copy submitted in favour of information please.

- ✓ 1) Architect Shri. Atul M. Gulati.
- 2) Ass. Commissioner, H/E Ward/MCGM.
- 3) A.E.W.W.H/E Ward/MCGM.
- 4) A.A.&C H/E Ward/MCGM.

*sd/-*

(Mahesh P.Datar)

**Executive Engineer/B.P./(GM)/MHADA**

No. MH/EE/BP/GM/MHADA-94/075/2022

Date:-

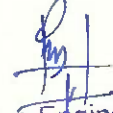
This Re-endorsed of CC for Building comprising of A Wing upto top of 22<sup>nd</sup> floor + Fire check floor of Wing A(i.e.ht.70.425 m from AGL ) for B Wing upto to of 22<sup>nd</sup> floor floor (i.e.ht.70.425 m from AGL) for C Wing upto top pf 21<sup>st</sup> upper floor (i.e.67.375 from AGL) and parking towar with ht.54.15 m as per approved plans dt.27.09.2022.

**Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51**

No. MH/EE/BP/GM/MHADA-94/075/2022

Date:- 14 NOV 2022


This CC Re-endorsed and Further extended for Building comprising of upto top of 22<sup>nd</sup> floor + Fire check floor of Wing A (i.e. ht. 70.425 m from AGL) for B Wing upto to of 22<sup>nd</sup> floor floor (i.e. ht. 70.425 m from AGL) for C wing upto top pf 21<sup>st</sup> upper floor (i.e. 67.375 from AGL) and parking tower with ht. 54.15 m as per approved plans dt. 27.09.2022.

  
Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51

No. MH/EE/ (B.P.)/GM/MHADA-94/075/2023

DATE:- 2 JAN 2023

This CC is re-endorse and further extend for building comprising of 3 level basement + Stilt + 1 st to 26 th upper floor for wing A (i.e Height = 84.40 mt.) for Wing B basement + Stilt + 1 st to 25 th upper floor (i.e. Height = 79.35 mt.) and 3 level Basement + 1 st to 20 th upper floor for wing C (i.e. Height = 64.32 mt) with club house, swimming pool at ground level and Parking Tower of. height 69.95 m as per approved plans dt. 30.12.2022.


  
Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E) Mumbai 51

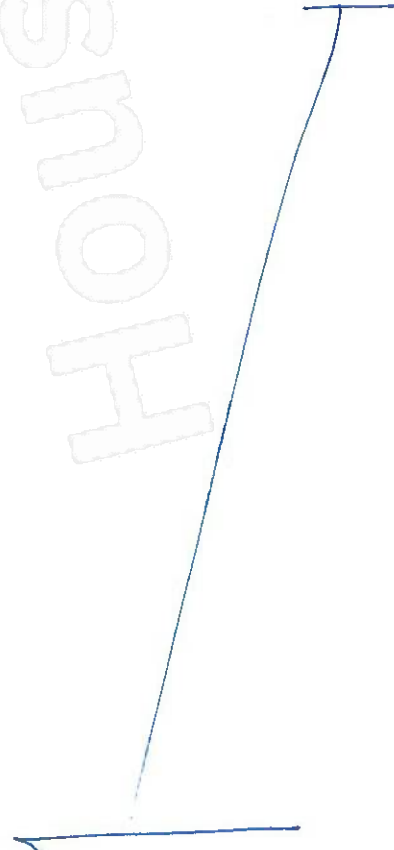
No.MH/EE/ (B.P.)/GM/MHADA-94/075/2023

DATE- 12 JUL 2023

**Sub:-** Proposed Residential bldg. Known as Middle Income Group CHS Group V Ltd on Plot bearing C.T.S. No 629 (pt) of village Bandra (E), Gandhinagar MHADA Layout at Bandra (East), Mumbai.

This CC is Further extended for building comprising of 3 level basement + Stilt + 1st to 30th upper floor+ LMR + OHT for wing A(i.e. Height =97.800 mt. ) and for Wing B basement + Stilt + 1st to 29th upper floor +staircase core upto 30th floor+ LMR +OHT (i.e. Height = 97.800 mt.) and 3 level Basement + 1st to 20th upper floor for wing C (i.e. Height = 64.32 m) as per approved plans dt.05.07.2023

  
Executive Engineer (GM)  
Western Suburban & City  
Maharashtra Housing & Area  
Development Authority  
Bandra (E), Mumbai 51






No MH/EE/BP/GM/MHADA-94/075/2024

Date:- 09 JAN 2024

This Further C.C. is extended for building compressing of 3 Level basement + Stile + 1<sup>st</sup> to 30<sup>th</sup> upper floor + LMR + OHT for wing A(i.e. Height = 97.800 mt) and for wing B basement + Stilt + 1<sup>st</sup> to 30<sup>th</sup> upper floor + LMR + OHT (i.e. Height = 97.800 mt) and 3 level basement + 1<sup>st</sup> to 24<sup>th</sup> upper floor for wing C (i.e. Height = 76.40 m) with club house, Swimming pool at ground level and Parking Tower of heigh 69.95 mt. as per approved plans dt-05.07.2023.

**Note:-** That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

  
(Rupesh M. Totewar)  
**Executive Engineer B.P.Cell (W.S.)**  
**Greater Mumbai/ MHADA.**


No.MH/EE/BP Cell/GM/MHADA-94/075/2024

Date: - **29 JUL 2024**

**Sub:-** Proposed Residential bldg. Known as **Middle Income Group CHS Group V Ltd** on Plot bearing C.T.S. No 629 (pt) of village Bandra (E), Gandhi Nagar MHADA Layout at Bandra (East), Mumbai.

This CC is further extend for building comprising of 3 level basement + Stilt + 1st to 30th upper floor (i.e. Height =94.825mt.) + LMR + OHT + Solar Panels for wing A and for Wing B basement + Stilt + 1st to 30th upper floor (i.e. Height = 94.825mt.) + LMR + OHT + Solar Panels and 3 level Basement + 1st to 26th upper floor (i.e. Height = 82.625mt.) + LMR + OHT + Solar Panels for wing C with club house, swimming pool at ground level and Parking Tower of height 69.95mt.+ Terrace Parapet as per approved plans dt. 05.07.2023.

**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 shall be strictly followed on Site.

  
(Rupesh M. Totewar)  
Ex.Eng.B.P.Cell (W/S)  
MHADA.

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