



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-83/982/2024/FCC/1/Amend

Date : 05 April, 2024

To

Dhariwal Developers (India) Pvt.
Ltd.

401 Chaitanya CHS Ltd.
Siddharth Nagar, S. V. Road
Goregaon Mumbai 400062

Sub : Proposed redevelopment of the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of Village Magathane at Borivali, MHADA Layout, Borivali (East), Mumbai- 400 066.

Dear Applicant,

With reference to your application dated 08 March, 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 the existing building No. 63 known as "Magathane Press Enclave CHS LTD" on plot bearing C.T.S. No. 207A & 207B of Village Magathane at Borivali, MHADA Layout, Borivali (East), Mumbai- 400 066..**

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. 08 March, 2025

Issue On : 09 March, 2022

Valid Upto : 08 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-83/982/2022/CC/1/New

Remark :

This C.C. is granted for work upto top of Plinth Level as per approved IOA u/no. MH/EE/(B.P.)/GM/MHADA-83/982/2021 dtd. 27.12.2021.

Issue On : 19 December, 2022

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-83/982/2022/FCC/1/New

Remark :

Now this C.C. is further extended upto top of 20th upper residential floors i.e. building comprising of two wings as Wing- A & B consist of Ground floor partly used for Entrance lobby, Society office and partly used for surface parking in Stilt area + 1st to 7th upper residential floor + part 8th & 15th floor for refuge area + Fitness area & Partly use for residential user + 9th to 20th upper for residential user with building height upto 61.25 mt. from AGL with mechanized car parking tower touching to the building with total height 42.41 mt. AGL as per last approved IOA plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-83/982/2022 dated- 27/12/2021

Issue On : 05 April, 2024

Valid Upto : 08 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-83/982/2024/FCC/1/Amend

Remark :

This C.C. is now re-endorsed upto 20th upper floor and further extended from 21st floor to top of 23rd upper residential floors i.e. building comprising of two wings as Wing-A & B consist of Ground floor partly used for Entrance lobby, Society office and partly used for surface parking in Stilt area + 1st to 7th upper residential floor + part 8th & 15th floor for refuge area + Fitness area & Partly use for residential user + 9th to 23rd upper for residential user with total building height upto 69.95 mt. from AGL with mechanized car parking tower touching to the building with total height 42.41 mt. from AGL + LMR + OHT as per last approved IOA plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-83/982/2022 dated- 27/12/2022.

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.

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

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - ASHOK TRIBHIVANDAS DAMANI.
9. Secretary Magathane Press Enclave CHS Ltd.

MHADA

