

# 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-84/847/2023/FCC/1/Amend

Date : 29 December, 2023

### To

Borivali Amrapali Co.Op. Hsg.  
Soc. Ltd., Bldg. no. 7&8, Mhada  
Colony, Borivali (W), Mumbai  
400103

Borivali Amrapali Co.Op. Hsg.  
Soc. Ltd., Bldg. no. 7&8, Mhada  
Colony, Borivali (W), Mumbai  
400103

**Sub :** Proposed redevelopment of existing building no. 7 & 8, known as "Borivali Amrapali Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 1448/1A(Pt.) of village Eksar, at Borivali (W), Mumbai - 400103.

Dear Applicant,

With reference to your application dated 11 February, 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 existing building no. 7 & 8, known as "Borivali Amrapali Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 1448/1A(Pt.) of village Eksar, at Borivali (W), Mumbai - 400103..**

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. 16 February, 2024

Issue On : 17 February, 2022

Application No. : MH/EE/(BP)/GM/MHADA-84/847/2022/CC/1/New

Remark :

This C.C. is granted upto Plinth level (i.e. 0.15 mtr. AGL) as per approved ZERO FSI IOA plans dated 25.06.2021.

Valid Upto : 16 February, 2023

Issue On : 10 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-84/847/2022/FCC/1/New

Remark :

This CC is now granted for further extension upto 30th upper floor. under reference as per approved Amended plans under No.MH/EE/(B.P.)/GM/MHADA-84/847/2022 dtd. 14.09.2022.

Valid Upto : -

Issue On : 29 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-84/847/2023/FCC/1/Amend

Remark :

This C.C. is granted for vertical extension from 31st floor to 34th (Pt.) upper Residential floor with total building ht.119.85 mt. from AGL ( i.e. for building comprising Basement( for services) + 1st to 4th podium floor for car parking with meter room at 1st podium floor + 5th amenity floor consist of fitness centre, Yoga room indoor games area , society office & Swimming pool + 6th floor part residential and part Refuge area + 7th to 12th residential floor + 13th floor part residential and part Refuge area + 14th to 19th residential floor + 20th floor part residential and part Refuge area + 21st to 26th residential floor + 27th floor part residential and part Refuge area + 28th to 33rd residential floor + 34th Part residential floor with total height 119.85 Mtr. As per last approved Amended IOA plans issued vide/no.MH/EE/BP/GM/MHADA-84/847/2022 dtd.14.09.2022.

Valid Upto : 16 February, 2024

**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 North Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at [helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in).

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R North Ward MCGM.
7. A.A. & C R North Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Amrapali Co.Op. Hsg. Soc. Ltd

MHADA

