



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-53/1034/2024/FCC/1/New

Date : 05 January, 2024

To

M/s. Crystal Construction
Company C.A. to society
Hitendra Dhamm Sabha CHSL

Shubham Center, A2/702, Kurla
Road, Off. Chakala Gurudwra,
Andheri (East), Mumbai -400
099.

Sub : Proposed redevelopment of the existing building no. 3 known as "Hitendra Dhamm Sabha CHS LTD" on plot bearing C.T.S. No. 217(pt.) of Village Pahadi Goregaon at New Shastri nagar, MHADA Layout, Goregaon (West), Mumbai-400 104.

Dear Applicant,

With reference to your application dated 09 June, 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. 3 known as "Hitendra Dhamm Sabha CHS LTD" on plot bearing C.T.S. No. 217(pt.) of Village Pahadi Goregaon at New Shastri nagar, MHADA Layout, Goregaon (West), Mumbai-400 104..**

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. 27 June, 2024

Issue On : 28 June, 2022

Valid Upto : 27 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-53/1034/2022/CC/1/New

Remark :

This commencement certificate is granted for work upto top of plinth level i.e. height 0.15 Mt. from AGL for stilt level and 0.30 Mt. from AGL for shop level as per approved IOA plans u/no. MH/EE/ (BP)/GM/ MHADA-53/ 1034/2022 dtd. 21.01.2022.

Issue On : 05 January, 2024

Valid Upto : 27 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-53/1034/2024/FCC/1/New

Remark :

This C.C. is now further extended upto top of 19th upper residential floors { i. e. building comprising of Part Basement floor pit for puzzle car parking system, Pump room & U. G. tanks + Ground floor for 4 nos. of shops, Double ht. Entrance lobby, Puzzle car parking system, meter panel room & part Stilt for Triple level pit + stack parking system + 1st floor is partly used for Society Office, Fitness Center& partly used for Mechanized Puzzle Car parking system tower + 2nd to 6th floor partly used for residential flats & partly used for Mechanized Puzzle Car parking system tower + 7th to 19th upper floors for Residential users with a total building height of 60.60 Mt. from general ground level to terrace level as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-53/1034/2022 dt. 21.01.2022}.

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

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - ASHOK DIGAMBAR LELE.
9. Secretary Hitendra Dhamm Sabha CHS LTD

