



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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/(B.P.)/GM/MHADA-99/249/2019  
DATE- 18 APR 2019

To

Owner

M/s. Sigma Realtors ( India) Pvt. Ltd.  
CA to Anand Nagar Vishal CHS Ltd.

**Sub:-** Proposed redevelopment of Anand Nagar Vishal C.H.S.L., existing structure No.10,11,12 MHADA Layout bearing C.T.S. No. 81(pt), of village Bandra (E), Anand Nagar Santacruz (E), Mumbai.

- Ref :-**
1. CE/1616/WS/AH IOD dtd.: 24.11.2014
  2. CE/1616/WS/AH First CC issued dtd.:29.03.2016.
  3. CE/1616/WS/AH last Amended Plan dtd. :09.062017.
  4. MH/EE/(BP)/GM/MHADA-99/249/2019 C.C. Re-endorsement dtd. 28.03.2019.
  5. Representation received from Arch. M/s. Space Moulders dtd. 04.04.2019 for Further C.C.

Dear Applicant,

With reference to your application dated 04.04.2019 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 for **Proposed redevelopment of Anand Nagar Vishal C.H.S.L., existing structure No.10.11.12 MHADA Layout bearing C.T.S. No. 81(pt), of village Bandra (E), Anand Nagar Santacruz (E), Mumbai.**

The Further Commencement Certificate / Building Permit is granted subject to compliance of Further C.C. conditions mentioned in IOD dated 24.11.2014 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. 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 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 f the Maharashtra Regional Town Planning Act, 1966.

7. 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. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

**Remarks: This C.C. is valid up to 24/11/2019**

Now this Further Commencement Certificate is extended to 1<sup>st</sup> to 6<sup>th</sup> + 7<sup>th</sup> (pt) upper floor for wing 'A' and 1<sup>st</sup> to 6<sup>th</sup> upper floor for wing 'B' ( i.e. maximum ht. of 25.65 mt. + LMR+OHT above A.G.L. ) as per last approved amended plan dtd. 09.06.2017.

  
(Rajeev Sheth)

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

Copy submitted for information please.

- 1) Asst. Commissioner H/East (MCGM)
- 2) A.A. & C. H/East (MCGM)
- 3) A.E.W.W. H/East (MCGM)
- 4) Architect. Shri. Chandan Kelekar

  
(Rajeev Sheth)


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



NO. M4/EE/CBP/GM/MHADA-99/249/2019

Date:- 13 DEC 2019


This cc is re-endorsed and further extended from 7<sup>th</sup> cpts to 9<sup>th</sup> upper floor for wing 'A' and 7<sup>th</sup> to 9<sup>th</sup> cpts upper floor for wing 'B' (i.e. maximum ht. of 32.10 mt. + LMR + OHT above A.G.L.) as per last approved amended plans dtd. 25.11.2019.

  
13/12  
EXECUTIVE ENGINEER/ PA/A  
M.H. & A.D. AUTHORITY  
GRIHA NIRMAN BHAVAN,  
BANDRA (E), MUMBAI-51

NO. M4/EE/CBP/GM/MHADA-99/249/2020.

Date:- 03 FEB 2020

This cc is re-endorsed and further extended upto full height i.e. from 9<sup>th</sup> cpts floor to 15<sup>th</sup> cpts upper floor for wing 'A' and wing 'B' (i.e. maximum ht. up to 50.40 mt. AGL + LMR + OHT) as per approved amended plans dtd. 27/10/2020.

  
3/2  
EXECUTIVE ENGINEER/ PA/A  
M.H. & A.D. AUTHORITY  
GRIHA NIRMAN BHAVAN,  
BANDRA (E), MUMBAI-51