



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB-4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

FURTHER COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA- 22/286/2019

DATE- 15 MAY 2019

To

Shri. E J D'mello Director of
M/s Midas Developer Pvt. Ltd.

C.A to Owner Nehru Nagar Survodaya & Safalya CHSL.

Subject: Proposed Redevelopment of existing Bldg.No.1 & 2, known as "Survodaya & SafalyaCHS.Ltd." plot bearing C.T.S.No.11 (Pt.), of village Kurla-III, Nehru Nagar, Kurla (East), Mumbai.24.

- Ref.:** 1. Amended IOA approved on dt. 25.04.2019.
2. L.S. Shri. Jitendra G. Dewoolkar of M/s Ellora Project Consultant Pvt. Ltd. application dt. 04.05.2019,

Dear Applicant,

With reference to your application dated 04.05.2019, for development permission and grant of Commencement Certificate under section44/69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of MaharashtraRegional and Town Planning Act, 1966 to **building No. 1& 2 known as Nehru Nagar Survodaya & Safalya Co-Op. Hsg. Soc. Ltd., on plot bearing C.T.S.No. 11 (pt) of Village Kurla-III, MHADA Layout, at Nehru Nagar, Kurla East, Mumbai – 400024.**

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IO Ddated 29.09.2010 under No. CE/4331/BPES/AL and following conditions.

1. The land vacated in consequence of endorsement of the setback line / roadwidening 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.


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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 of 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.
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.
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.

This CC is valid upto: ~~1-4 MAY 2020~~

Remarks:

This FCC is for further extended work of building for Wing B & C Wing, upto top of 16th floor including LMR + OHT for Ht. 52.95 mt. as per approved plan dt. 25.04.2019.


(Rajeev Sheth)
Executive Engineer/ B.P. Cell
Greater Mumbai/MHADA

Copy submitted to,

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- a) The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-219/386/2019, dtd. 15.03.2019, for gross plot area 1769.75 Sq. Mt.
A set of approved plan for information and necessary action please.

- 2) The Architect/ Layout Cell/ M.B., for information and necessary action please.
The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-219/386/2019, dtd. 15.03.2019, for gross plot area 1769.75 Sq. Mt.
The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla. It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

- 3) Copy to Executive Engineer, Kurla Division, Mumbai Board for information & necessary action:

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No.EE/HGD/MB/2739/2009, Dt. 05.08.2010, having plot area 2409.125 sq.mt.

If any deviation/Variation accordingly separate demarcation shall be submitted within a week period to this office. If not received in 1 week it will be presumed that there is no correction. Also maintain periodic inspection for the work as per approved plan.

D.A.: As above

A set of approved plans for information and necessary action please.

Copy to:

- 4) Dy. A & C E.S.
- 5) A.E.W.W. "L" Ward
- 6) Assistant Commissioner "L" Ward.
- 7) L.S. Shri. Jitendra G. Dewoolkar of
M/s Ellora Project Consultant Pvt. Ltd.

(Rajeev Sheth)
(Rajeev Sheth)

Executive Engineer/ B.P. Cell
Greater Mumbai/MHADA

No. MA 2242/P/GM/MHADA-22/286/2019

Date: 12 JUL 2021

THIS further CC is now re-endorsed for basement for commercial +
24 to 16th upper floor for using M.B.C including LMR 1011 for Hb 52954.
List as per approved plan dt-23/06/2019

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