

## 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. )

### FULL COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA- 53/940/2023  
DATE- 30 JUN 2023

To,  
Mr. Bipin Ravindra Singh  
Partner of M/s B. P. Infra Projects L.L.P.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 1592  
Date: 07.07.2023

**Sub:-** Proposed redevelopment of existing Bldg. No. 35, Known as Shree Vishovani CHSL., C.T.S No. 267 (pt.) of Village Pahadi Goregaon, at Shastri Nagar, Goregaon (West), Mumbai – 400 104.

**Ref :-** 1. Concession approval by MHADA dtd.09.11.2021  
2. MH/EE/(B.P.)/GM/MHADA-53/940/2021 IOA issued on dtd-30.11.2021.  
3. MH/EE/(B.P.)/GM/MHADA-53/940/2022 Plinth C.C. issued on dtd. 24.01.2022  
4. MH/EE/(B.P.)/GM/MHADA-53/940/2022 Amended plan issued on dtd. 25.05.2022  
5. MH/EE/(B.P.)/GM/MHADA-53/940/2022 FCC issued on dtd. 05.07.2022  
6. Revised concession approved by MHADA dtd.06.04.2023.  
7. MH/EE/(B.P.)/GM/MHADA-53/940/2023 Amended plan issued on dtd. 22.05.2023.  
8. Application for Full C.C. From L.S. dtd. 20.06.2023.

Dear Applicants,

With reference to your application dated 20.06.2023 for development permission and grant of Full 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 existing Bldg. No. 35, Known as Shree Vishovani CHSL., C.T.S

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No. 267 (pt.) of Village Pahadi Goregaon, at Shastri Nagar, Goregaon (West), Mumbai – 400 104 The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IO A dated 30.11.2021 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 mis representation 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.

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.

Now, this *C.C. is re-endorsed and granted for entire work for Building comprising of Wing 'A' & 'B' - Stilt for stack car parking + 1st floor - (pt) for Fitness Center, Society office and (pt) for residential user + 2nd to 22nd upper floors for residential user (i.e. height 69.99 mt. ) + LMR & OHT*, as per approved plan u/no. MH/EE/(B.P.)/GM/ MHADA-53/940/2023 dtd.22.05.2023.

**Remark – This C.C. is valid upto - 23.01.2024.**

--Sd--


(Rupesh M. Totewar)  
**Executive Engineer/B.P./(GM)/(W/S)**  
**MHADA**

Copy Submitted to:

1) L.S. Mr. Chirag S. Rayani

2) Deputy Chief Engineer/BP Cell/MHADA

3) Chief ICT Officer/MHADA for information & Uploaded on MHADA web site.

  
(Rupesh M. Totewar)  
**Executive Engineer/B.P./(GM)/(W/S)**  
**MHADA**