

का. अ. / इपक (बृ. क्षे.)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1110	21 AUG 2023
1759	



ITC Cell,
M. H. & A. D. Authority
Inward No.: 2143
Date: 21.08.2023

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-95/603/2023/FCC/1/Amend

Date : 18 August, 2023

To

Dynasty Infrabuilders Pvt. Ltd

702, Natraj, M.V. Road Junction,
W. E. Highway, Mumbai: 400 069

Sub : Proposed redevelopment of existing building No. 15 known as Khernagar "DeepLaxmi"
CHSL, Kher Nagar, C.S. No 341, CTS No. 607, Bandra (E), Mumbai 400051

Dear Applicant,

With reference to your application dated 30 March, 2021 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. 15 known as Khernagar "DeepLaxmi" CHSL, Kher Nagar, C.S. No 341, CTS No. 607, Bandra (E), Mumbai 400051.**

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. _____, 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. 20 January, 2023

Issue On : 21 January, 2022

Valid Upto : 20 January, 2023

Application No. : MH/EE/(BP)/GM/MHADA-95/603/2022/CC/1/Old

Remark :

This CC is issued up to Plinth Level as per approved amended plan dated 02-09-2021 of wing A & B

Issue On : 01 November, 2022

Valid Upto : 20 January, 2023

Application No. : MH/EE/(BP)/GM/MHADA-95/603/2022/FCC/1/New

Remark :

This C.C. is granted for Re-endorsed & Further extended up to top of 20th upper floor i.e. for building comprising of two wings designated as Wing 'A' comprising of Basement for building services + Stilt for parking, Society room + 1st to 20th upper floors & Wing 'B' comprising of Basement for building services and mechanized parking + Stilt for mechanized parking + 1st and 2nd floor part for mechanized parking + 1st to 20th upper floors with height 61.20 Mtr. as per last approved Amended IOA plans issued vide /no. MH/EE/BP Cell/GM/MHADA-95/603/2021 dated 12.05.2022.

Issue On : 18 August, 2023

Valid Upto : 20 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-95/603/2023/FCC/1/Amend

Remark :

This C.C. is Further extended up to top of 23th upper floor i.e. & LMR & OHT for building comprising of two wings designated as Wing 'A' comprising of Basement for building services + Stilt for parking, Society room + 1st to 23th upper floors & Wing 'B' comprising of Basement for building services and mechanized parking + Stilt for mechanized parking + 1st and 2nd floor part for mechanized parking + 1st to 23th upper floors in wing 'A' & 'B' & 23th residential floor with height 69.95mt. + LMR and OHT As per last approved Amended IOA plans issued vide /no. MH/EE/BP Cell/GM/MHADA-95/603/2021 dated: 12.05.2022.

Rupesh Muralidhar Totewar
Digitally signed by
Rupesh Muralidhar
Totewar
Date: 2023.08.18
16:29:00 +05'30'

**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 H East Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Bandra Division / MB.
6. A.E.W.W H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - Manish Dileep Savant.
9. Secretary "DeepLaxmi" CHSL, Kher Nagar,

