

**LIST OF COMPLETED PROJECTS OF REDEVELOPMENT CARRIED OUT
UNDER REGULATION 33(5) OF MCGM DCPR 2034**

Name of the Organisation / Company / Developer		
1	Name & address of the work project	VARAD HEIGHTS T. N LOKSEVA CHS LTD, BLDG NO-12, TILAK NAGAR CHEMBUR, MUMBAI-89
2	Nature of the work : Redevelopment for MHADA Layout	REDEVELOPMENT OF BUILDING NO 12, TILAK NAGAR LAY OUT
3	Area of the plot	1499.0 SQ MTS
4	Existing building details including area, number of floors and number of flats/shops for society.	COMMERCIAL +RESIDENTIAL (GR+POD+15) 1BHK – 15 FLATS (479 SQ FTS) 2BHK – 77 (477 SQ FTS 36 FOR TENENTS + DIFFERENT SIZES FOR NEW TEN. + SALE) 2.5 BHK – 14 FLATS (709 SQ FTS) 3 BHK— 24 FLATS (973 SQ FTS) 4 BHK --- 01 SHOPS -- 09
5	Total cost of the project [Construction Cost + Add. FSI from MHADA + Fungible FSI + cost of MCGM + corpus funds + rent compensation + other charges]	123,00,00,000/- (RUPEES ONE HUNDRED & TWENTY THREE CRORES)
6	Dates of : Letter of Intent IOD Commencement Certificate (C.C.) Occupation Certificate (O.C.) Completion Certificate (C.C.)	IOD – NO CHE/ES/2114/M/E/337(NEW)DATED 28TH JULY.2016 C. C -- MH/EE/(BP)/GM/MHADA-25/167/2019A-1,DATED 4TH JAN. 2019 O.C --- MH/EE/(BP)/GM/MHADA-25/167/2023,DATED 4TH JAN. 2023
7	Name of Municipal Architect / Elevation Architect	1.SUNIL R.KENKARAY – ARCHITECTS--PLANNING 2. HORIZON ARCHITECTS -- PLANNING & EXECUTION 3. AKRITI ENGINEERS & CONSULTANTS --MHADA
8	Name of Architect / R.C.C. Consultants	M/S ASSOCIATED CONSULTANTS
9	Period of completion as per the contract	36 MONTHS + 6 MONTS
10	Actual Period and date of completion	48 MONTHS
11	Reasons for delay, if any	1 CODE OF CONDUCT DUE TO BMC ELECTION 2 GARDEN DEPT COMMITTEE WAS NOT IN EXISTANCE TO GET PERMISSIN OF TREE CUTTING 3 POWER OF BMC SHIFTED TO MHADA – 9 TO 12 MONTHS THERE WAS NO CLEARANCE 4 2 PERIODS OF CORONA PANDAMIC . 5
12	Penalty / ligation / arbitration, if any (please give details)	NO

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