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| का. अ. / इपक (बृक्षे)<br>पश्चिम उपनगर व शहर/ प्रा. |        |
| आवक क्र.                                           | दिनांक |
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## 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-68/0046/2026/FCC/1/Amend

Date : 30 July, 2026

#### **To**

Samata Nagar CHS Union Ltd.

19D/304, Samata Nagar,  
Kandivali (East), Mumbai -  
40101

**Sub :** Proposed development of building No. 05, on plot bearing CTS No. 837 to 840, Village Poisar, R/South Ward, at Samata nagar, Kandivali (East), Mumbai - 400101

Dear Applicant,

With reference to your application dated 24 August, 2020 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 development of building No. 05, on plot bearing CTS No. 837 to 840, Village Poisar, R/South Ward, at Samata nagar, Kandivali (East), Mumbai - 400101 .**

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

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. Rupesh M. Totewar, 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. 04 November, 2026

Issue On : 05 November, 2018

Valid Upto : 04 November, 2019

Application No. : MH/EE/(BP)/GM/MHADA-68/0046CC/1/Old

Remark :

This Plinth C.C. is issue for the work "upto top of basement and upto plinth of wing A & B of proposed building no. 05 as per approved amended plans dt. 31.08.2018."

Issue On : 08 February, 2019

Valid Upto : 04 November, 2019

Application No. : MH/EE/(BP)/GM/MHADA-68/0046FCC/1/Old

Remark :

Now, this C.C. is re-endorsed for the work "upto top of basement and upto top of Plinth of wing A to I as per amended plan dt. 06.02.2019."

Issue On : 28 May, 2019

Valid Upto : 04 November, 2019

Application No. : MH/EE/(BP)/GM/MHADA-68/0046FCC/1/Old

Remark :

Now, this C.C. is extended for the work "upto top of 17th floor with height 69.85 mt. from AGL + LMR + OHT of wing B & C as per amended plan dt. 06.02.2019."

Issue On : 18 July, 2019

Valid Upto : 04 November, 2019

Application No. : MH/EE/(BP)/GM/MHADA-68/0046FCC/1/Old

Remark :

Now, this C.C. is issued of "wing 'A' for the work upto 02 level Basement for services and parking + Ground floor for commercial shop + 1st podium partly for commercial and partly for parking + 2nd to 5th podium partly for parking and partly for residential + 6th podium level for Amenity and 1st to 17th upper floor for residential user with height 69.85 mt from AGL + LMR + OHT as per amended plan dt. 06.02.2019."

Issue On : 09 October, 2019

Valid Upto : 04 November, 2019

Application No. : MH/EE/(BP)/GM/MHADA-68/0046FCC/1/Old

Remark :

Now, this C.C. is issued of "wing 'D' for the work upto 02 level Basement for services and parking + Ground floor for commercial shop + 1st podium partly for commercial and partly for parking + 2nd to 5th podium partly for parking and partly for residential + 6th



podium level for Amenity and 1st to 38th upper floor for residential user with height 132.55 mt. from AGL as per amended plan dt. 06.02.2019."

Issue On : 09 December, 2022

Valid Upto : 04 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-68/0046/2022/FCC/1/Old

Remark :

This F.C.C. for extended work of wing 'D' upto top of 54th floor with height 184.45 mt. +LMR, OHT and wing G, H & I for the work upto top of 11th floor with height 52.20 mt. from AGL as per amended plan dt. 14.09.2020

Issue On : 09 December, 2022

Valid Upto : 04 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-68/0046/2022/FCC/1/Old

Remark :

This F.C.C. for extended work of wing 'D' upto top of 54th floor with height 184.45 mt. +LMR, OHT and wing G, H & I for the work upto top of 11th floor with height 52.20 mt. from AGL as per amended plan dt. 14.09.2020

Issue On : 30 July, 2026

Valid Upto : 04 November, 2026

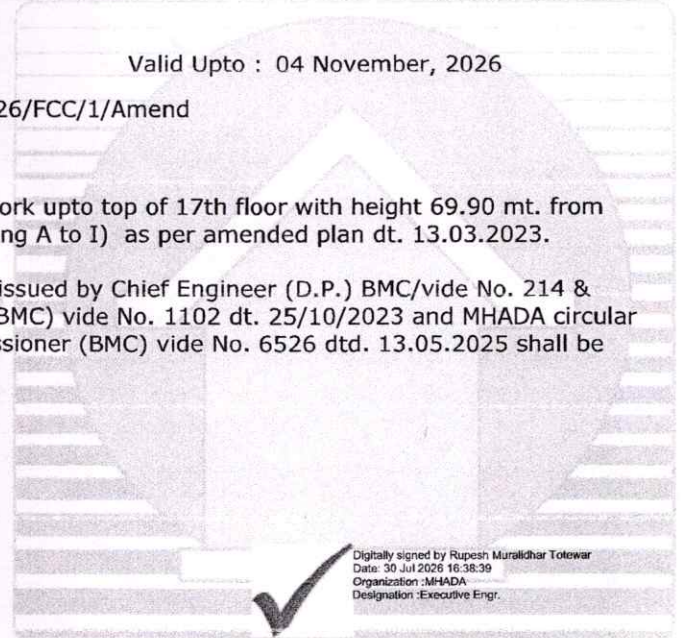
Application No. : MH/EE/(BP)/GM/MHADA-68/0046/2026/FCC/1/Amend

Remark :

This further C.C. for extended work of G, H & I for the work upto top of 17th floor with height 69.90 mt. from AGL+ LMR + OHT(i.e. full CC of entire building no. 05 wing A to I) as per amended plan dt. 13.03.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

MHADA



**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 R South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R South Ward MCGM.
7. A.A. & C R South Ward MCGM

8. Architect / LS - Prashant Vasudeo Mayekar.
9. Secretary Samata Nagar CHS Union Ltd.

म्हाडा  
MHADA

