



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-8/840/2026/FCC/3/Amend

Date : 30 April, 2026

To

M/s. Saptrishi Landmark L.L.P
C.A. to Tagore Nagar Saptarshi
Co. Op. Hsg. Soc. Ltd.

Granth Avenue, Ram Mandir
Road, Kher Nagar, Bandra (East),
Mumbai.

Sub : Proposed Redevelopment of Existing Bldg. No. 7 known as Tagore Nagar Saptarshi Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 354 (pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 02 January, 2026 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 Bldg. No. 7 known as Tagore Nagar Saptarshi Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 354 (pt) of village Hariyali, at Tagore Nagar, Vikhroli (East), Mumbai..**

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. Mr. Mahesh Jadhav, 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. 22 July, 2026

Issue On : 23 July, 2021 Valid Upto : 22 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/840/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinthis as per approved IOA plans dated 14.06.2021.

Issue On : 22 September, 2023 Valid Upto : 22 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/840/2023/FCC/1/Old

Remark :

This C.C. is Re-Endorsed and Further extended upto top of 15th floor (i.e. Proposed Residential building comprising of two wings i.e. Wing A and Wing B. Wing A having ground floor on Stilt + 1st to 15th upper residential floor and Wing B having part Basement i.e. 05.28 Meters) for pump room + Ground floor on Stilt + 1st to 15th part upper residential floor with total height of 46.85 Mtrs. from AGL and also proposed automated mechanized car parking tower at south side of the building as per last approved amended plans issued by MHADA dt. 28.03.2023 under no. MH/EE/(B.P. Cell)/GM/MHADA-08/840/2023.

Issue On : 20 February, 2026 Valid Upto : 22 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/840/2026/FCC/1/Amend

Remark :

This C.C. is further extended up Residential user consisting 2 wings, Wing 'A' & 'B' comprising of part Basement, common use for water tank & pump room, wing-A Ground floor,+ 1st to 22nd Upper Floor for residential use having height 67.05 mt. up to terrace level, & Wing B, Ground + 1st to 22nd upper floor for residential use having height 67.05 mtr. upto terrace level, along with parking tower attached to the building on the South side, in between Wing A & B, having ht. of 46.75 mts from the ground level & (-5.28) below the plinth level, as per approved amended plans dt. 12/02/2026.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15.09.2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On : 25 February, 2026 Valid Upto : 22 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/840/2026/FCC/2/Amend

Remark :

This C.C. is further extended up Residential user consisting 2 wings, Wing 'A' & 'B' comprising of part Basement, common use for water tank & pump room, wing-A Ground floor,+ 1st to 22nd Upper Floor for residential use having height 67.05 mt. up to terrace

level, & Wing B, Ground + 1st to 22nd upper floor for residential use having height 67.05 mtr. upto terrace level, along with parking tower attached to the building on the South side, in between Wing A & B, having ht. of 46.75 mts from the ground level & (-5.28) below the plinth level, as per approved amended plans dtd. 12/02/2026.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15.09.2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On : 30 April, 2026

Valid Upto : 22 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-8/840/2026/FCC/3/Amend

Remark :

This C.C. further extended up Residential user consisting 2 wings, Wing 'A' & 'B' comprising of part Basement, common use for water tank & pump room, wing-A Ground floor,+ 1st to 22nd Upper Floor for residential use having height 69.95 mt. up to terrace level, & Wing B, Ground + 1st to 23rd upper floor for residential use having height 69.95 mtr. upto terrace level, along with parking tower attached to the building on the South side, in between Wing A & B, having ht. of 46.75 m from the ground level & (-5.28) below the plinth level, as per approved amended plans dtd. 12/02/2026.

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.


Digitally signed by Mahesh Sadhu Jadhav
Date: 30 Apr 2026 14:36:03
Organization :MHADA
Designation :Executive Engr.
**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 S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Amit Avinash Parab.
9. Secretary Tagore Nagar Saptarshi Co. Op. Hsg. Soc. Ltd.