



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-8/1180/2024/FCC/1/Amend

Date : 13 May, 2024

To

Swastik Homes C/A to Tagore
nagar ShreeSai CHSL

312,Swastik Disa Corporate
park,Opp.Shreyas Cinema,L.B.S.
Road,Ghatkopar(W),Mumbai-
400086

का. अ. / दफ्तर (बु. क्षेत्र)	
पूर्व	
जावक क्र.	
ET-818	14 MAY 2024

ITC Cell,
M. H. & A. D. Authority
Inward No: 1728
Date: 14.05.2024
E-1946901

Sub : Proposed redevelopment of the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of village - Hariyali,at Tagore nagar MHADA layout,Vikhroli(E)-83

Dear Applicant,

With reference to your application dated 13 December, 2022 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 the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of village -Hariyali,at Tagore nagar MHADA layout,Vikhroli(E)-83.**

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. Prashant Dhatrak, 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. 28 December, 2024

Issue On : 29 December, 2022

Valid Upto : 28 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2022/CC/1/New

Remark :

This C.C. is granted upto Plinth level as per ZERO FSI IOA issued Dtd. 03.10.2022 Vide No. MH/EE/BP Cell/ GM/MHADA-8/1180/2022.

Issue On : 25 October, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2023/FCC/1/New

Remark :

This C.C. is re-endorsed and Further extended from Ground floor for meter room, entrance lobby, fitness center(Duplex), stack parking system in stilt + 1st floor for stack parking, fitness center, residential floor + 2nd to 15th upper floor for residential use having total height 46.70 sq. mt. AGL + LMR + OHT and parking tower touching to building having total height 46.70 mt. AGL as per last approved plans issued by MHADA vide u/no. MH/EE/B.P. Cell/GM/MHADA-8/1180/2023 dtd. 17th Apr. 2023}.

Issue On : 13 May, 2024


Valid Upto : 28 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2024/FCC/1/Amend

Remark :

This C.C. is Re-endorsed and Further extended from 16th floor to 23rd upper Residential Floor with total building ht. 69.90 mt. from ground level + LMR + OHT and along with parking tower having total height 69.90 mt. AGL as per approved amended plans dtd. 22.04.2024 vide u/no. MH/EE/B.P.Cell/GM/MHADA-08/1180/2024.

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

 Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 13-May-2024 16:

**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 - Rohit Eshwar Parmar.
9. Secretary Tagore nagar ShreeSai CHS Ltd.

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