



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-27/353/2024/FCC/2/Amend

Date : 13 December, 2024

To

M/s. John Dennis Constructions
PVT. LTD.

building No.07 known as
"Chembur Shravan CHS LTD" on
plot bearing C.T.S. No. 56(Pt.) of
Village Chembur at Sahakar
nagar, MHADA Layout, Chembur ,
Mumbai- 400 071.

का. अ. / इपक (बृ क्षे)	
पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-184	22 JAN 2025

Sub : Proposed redevelopment of the existing building No.07 known as_"Chembur Shravan CHS LTD" on plot bearing C.T.S. No. 56(Pt.) of Village Chembur at Sahakar nagar, MHADA Layout, Chembur , Mumbai- 400 071.

Dear Applicant,

With reference to your application dated 04 October, 2023 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 existing building No.07 known as_"Chembur Shravan CHS LTD" on plot bearing C.T.S. No. 56(Pt.) of Village Chembur at Sahakar nagar, MHADA Layout, Chembur , Mumbai- 400 071..**

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. 06 December, 2025

Issue On : 07 December, 2019

Valid Upto : 06 December, 2020

Application No. : MH/EE/(BP)/GM/MHADA-27/353/2019/CC/1/Old

Remark :

This C.C. is issued for work upto Plinth level as per approved IOA plan dtd. 30.07.2019

Issue On : 10 November, 2022

Valid Upto : 06 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-27/353/2022/FCC/1/New

Remark :

This C.C. is now Re-endorsed and further extended upto top of 6th upper residential floors i.e. building comprising of part Ground floor + part Stilt (pt.) for pit type stack parking + 1st to 6th upper floor for residential use with the total height is 22.05 mtr. from AGL as per last approved Amended plans issued on dated- 04.10.2022 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-27/353/2022.

Issue On : 09 October, 2023

Valid Upto : 06 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-27/353/2023/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 7th upper residential floors { i. e. building comprising of part Ground floor + part Stilt (pt.) for pit type stack parking + 1st to 7th upper floor for residential use with the total height is 24.95mtr. from AGL as per last approved Amended plans issued by MHADA on dated- 04.10.2022 vide u/no.MH/EE/(B.P.)Cell/GM/MHADA-27/353/2022 }.

Issue On : 13 December, 2024

Valid Upto : 06 December, 2025

Application No. : MH/EE/(BP)/GM/MHADA-27/353/2024/FCC/2/Amend

Remark :

This C.C. is Further extended upto top of 9th floor i.e. ht. 30.30 mt. AGL as per last approved plans issued by MHADA dtd. 02.11.2023.

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

**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 M West 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 M West Ward MCGM.
7. A.A. & C M West Ward MCGM
8. Architect / LS - SACHIN TANAJI JADHAV.
9. Secretary Chembur Shravan CHS LTD

