



## 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-38/1070/2024/FCC/2/Amend

Date : 14 February, 2024

To

M/s. Adityaraj Developers C.A. to  
Saptarshi Co. Op. Hsg. Soc. Ltd  
101-102, first floor, Bldg. No. 3,  
Purnima CHSL, Tagore Nagar,  
Vikhroli (East), Mumbai.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 653  
Date: 20.02.2024

का. अ. / इपक (वृक्षे) पश्चिम सप्तनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET- 400	20 FEB 2024

**Sub :** Proposed redevelopment of Existing Bldg. No. 28 & 29 known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, Mumbai.

Dear Applicant,

With reference to your application dated 07 May, 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 Existing Bldg. No. 28 & 29 known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, 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. 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. 11 May, 2024

Issue On : 12 May, 2022 Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-38/1070/2022/CC/1/New

Remark :

This Commencement Certificate is issued up to Plinth level as per approved ZERO FSI IOA dtd. 07.03.2022.

Issue On : 16 December, 2022 Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-38/1070/2022/FCC/1/New

Remark :

Issue On : 15 January, 2024 Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-38/1070/2024/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 19th floor of Wing A & Wing B ( i.e. Wing A consist of Stilt + 1st to 19th upper floors and Wing B consist of Ground (pt) + Stilt (pt) + 1st for commercial + 2nd to 19th upper floor + fitness centre on terrace floor (including OHT + LMR) along with parking tower as per approved amended plan dtd. 18.08.2022.

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 : 14 February, 2024 Valid Upto : 11 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-38/1070/2024/FCC/2/Amend

Remark :

This CC is now Further Extended upto top of 21st floor of Wing A consist of Stilt + 1st to 21st upper floors and Wing B consist of Ground (pt) + Stilt (pt) + 1st for commercial + 2nd to 21st upper floor + fitness centre on terrace floor along with parking tower (including LMR + OHT) as per approved amended plan dtd. 06.02.2024.

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.



Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 14-Feb-2024 14:

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

Copy to : -

5. EE City Division / MB.
6. A.E.W.W F North Ward MCGM.
7. A.A. & C F North Ward MCGM
8. Architect / LS - Ankit M. Makani.
9. Secretary Saptarshi Co. Op. Hsg. Soc. Ltd.

