



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-70/946/2025/FCC/1/Amend

Date : 12 March, 2025

To

M/s. Teoama Infrastructure Pvt.
Ltd. C.A. to owner Mr. Ravindra
Sonaji Pilankar, Shop No. C44,
Ground floor, Pooja Enclave,
Ganesg Nagar, Kandivali (W),
Mumbai-400067.

Shop No. C44, Ground floor,
Pooja Enclave, Ganesg Nagar,
Kandivali (W), Mumbai-400067.

का. अ. / इपक (बु धो)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
E-4660251	20 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 909
Date: 21.03.25

Sub : Proposed development of plot no. AM-3, on plot bearing C.T.S. No.19/327 of village Borivali, RSC-16 & RSC-20,, Sector No.01, MHADA layout, Gorai Road, Borivali (W), Mumbai - 400092.

Dear Applicant,

With reference to your application dated 16 February, 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 development of plot no. AM-3, on plot bearing C.T.S. No.19/327 of village Borivali, RSC-16 & RSC-20,, Sector No.01, MHADA layout, Gorai Road, Borivali (W), Mumbai - 400092..**

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. 23 February, 2026

Issue On : 24 February, 2022

Valid Upto : 23 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-70/946/2022/CC/1/New

Remark :

This Plinth Commencement Certificate is issued upto top of stilt slab level for residential building on plot-'A' and amenity building on plot-B as per IOA issued dated 06.12.2021

Issue On : 03 March, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-70/946/2023/FCC/1/New

Remark :

This Further CC is granted for residential building on plot-'A' having Ground floor on Stilt for parking + 1st to 4th upper Residential floor with total building height 15.35 mt. from AGL and amenity building on plot-B having ground floor on stilt for parking + 1st to 3rd upper floor for multipurpose community center with total height of 15.15 mt. from AGL as per approved IOA plans dtd. 06.12.2021.

Issue On : 12 March, 2025

Valid Upto : 23 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-70/946/2025/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed & further extended upto top of 11th upper residential floors { i. e. residential building on plot-'A' having Ground floor on Stilt for puzzle car parking tower system, Entrance lobby & Meter room + 1st to 11th upper Residential floor with total building height 37.33 mt. from AGL with puzzle car parking tower within building line having total height 13.65 mt. from AGL and Amenity building on plot-'B' having ground floor on stilt for parking, Entrance lobby & Meter room + 1st to 3rd upper floor for Multipurpose Community Centre with total height of 15.15 mt. from AGL as per approved Amended plans u/no. MH/EE/(BP)/GM/MHADA-70/946/2024 Dated 17.12.2024}.

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

**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 - Kamalludin Innayatulla Momin.
9. Secretary -

