



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-68/180/2026/FCC/2/Amend

Date : 12 January, 2026

To

Samata Nagar CHS Union Ltd

19D/304, Samata Nagar,
Kandivali (E), Mumbai - 400101

Sub : proposed development of Rehab Building No. 01, wing A to H, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101.

Dear Applicant,

With reference to your application dated 28 May, 2025 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 Rehab Building No. 01, wing A to H, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101..**

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. 24 July, 2026

Issue On : 25 July, 2011

Valid Upto : 24 July, 2012

Application No. : MH/EE/(BP)/GM/MHADA-68/180CC/1/Old

Remark :

Plinth (Top of Stilt slab level for 1940.10 Sq.mt.) as per IOD issued dt. 26.11.2010

Issue On : 21 February, 2012

Valid Upto : 24 July, 2012

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now valid and further extended for two tier podium + top of Stilt slab level for bldg. no. 01, comprising of wing A to F as per approved plan dt. 26.11.2010

Issue On : 30 December, 2013

Valid Upto : 24 July, 2014

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is re-endorsed & further extended for basement (pt) + 1st to 7th residential floors of wings A & B as per approved amended plans dt. 25.11.2013

Issue On : 08 May, 2014

Valid Upto : 24 July, 2014

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is re-endorsed and further extended for upto 15th floors of wing A,B, C & D as per approved amended plan dt. 03.05.2014

Issue On : 24 November, 2014

Valid Upto : 24 July, 2015

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now re-endorsed & further extended for work upto 20th floor of wing D, E, F & G as per approved amended plan dt. 20.11.2014

Issue On : 12 June, 2015

Valid Upto : 24 July, 2015

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now re-endorsed & further extended for work for entire work of wing D,E,F, & G i.e. upto 30th (pt.) floor of wing D & E, upto 28th floor of wing F & upto 27th (pt.) floor of wing G by regularising as per approved amended plan dt. 20.04.2015

Issue On : 06 June, 2016

Valid Upto : 24 July, 2016

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now further extended for work of wing C upto 1st to 8th upper floor as per approved amended plan dt. 15.01.2016

Issue On : 06 June, 2016

Valid Upto : 24 July, 2016

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now further extended for work of wing C upto 1st to 8th upper floor as per approved amended plan dt. 15.01.2016

Issue On : 03 October, 2016

Valid Upto : 24 July, 2017

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This CC is now further extended for wing D upto 33rd upper floor, wing E upto 32nd upper floor wing F upto 32nd floor & wing G upto 30th floor as per amended plan dt. 15.01.2016

Issue On : 27 June, 2017

Valid Upto : 24 July, 2017

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This further C.C. is granted for proposed Rehab Building no.01 comprising of Wing B- Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors and Wing C- Basement + Ground + 02 level podium+ stilt +1st to 33rd upper floors and C.C. is re-endorsed for Wing A- Basement + Ground + 02 level podium + stilt top level, Wing D- Basement + Ground + 02 level podium+ stilt +1st to 33nd upper floors , Wing E -Basement + Ground + 02 level podium+ stilt + 1st to 32nd upper floors, Wing F - Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors, Wing G - Basement + Ground + 02 level podium+ stilt +1st to 30th upper floors as per approved amended plans dt. 16/06/2017.

Issue On : 02 February, 2018

Valid Upto : 24 July, 2020

Application No. : MH/EE/(BP)/GM/MHADA-68/180FCC/1/Old

Remark :

This FCC is now further extended for wing A consisting of 1st to 32nd upper floor and CC re-endorsed for Basement (pt.) for services and parking+ Gr. (pt) for Shops + Gr. (pt) for parking + 1st podium for parking + 2nd (pt) podium for parking + 2nd (pt) podium for physical R.G. open to sky, on that wing Wing 'B' consisting of 1st to 32nd upper floors, Wing 'C' consisting of 1st to 33rd upper floors, Wing 'D' consisting of 1st to 33rd upper floors, Wing 'E' consisting of 1st to 32nd upper floors, Wing 'F' consisting of 1st to 32nd upper floors & Wing 'G' consisting of 1st to 30th upper floors for residential user as per approved amended plan dt. 02.02.2018.

Issue On : 12 January, 2026

Valid Upto : 24 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-68/180/2026/FCC/2/Amend

Remark :

This C.C. is now re-endorsed for the work upto 5th floor of wing 'H' and Full C.C. for the entire work of rehab

building no. 01 as per the amended plan dt. 09.05.2022.

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 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 12 Jan 2026 18:03:13
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 R South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE _____ Division / MB.
6. A.E.W.W R South Ward MCGM.
7. A.A. & C R South Ward MCGM
8. Architect / LS - Prashant Vasudeo Mayekar.
9. Secretary Saq