



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-8/859/2024/FCC/3/Amend

Date : 28 November, 2024

To

M/s. V.P. REALTY (C.A. to M/s.
Tagore Nagar Shree Dhanlaxmi
CHSL.)

Building No. 38 known as "Tagore
Nagar Shree Dhanlaxmi Co. op.
Hsg. Soc. Ltd." on plot bearing
C.T.S. No. 355 (pt) of village
Hariyali, Tagore Nagar, Vikhroli
(E), Mumbai- 400 083.

का. अ. / इपक (बृक्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-2065	04 DEC 2024

ITC Cell,
M. H. & A. D. Authority
Inward No.: 4404
Date: 05-12-24

Sub : Proposed redevelopment of existing building No. 38 known as "Tagore Nagar Shree Dhanlaxmi Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355 (pt) of village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.

Dear Applicant,

With reference to your application dated 12 July, 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 building No. 38 known as "Tagore Nagar Shree Dhanlaxmi Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355 (pt) of village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083..

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. 07 February, 2025

Issue On : 08 February, 2022

Valid Upto : 07 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/859/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved IOA plans dated 23.07.2021

Issue On : 28 December, 2022

Valid Upto : 07 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/859/2022/FCC/1/New

Remark :

This CC is granted for further extension form Ground Floor for shops + 1st Floor + 19th upper residential floors from the last approved Amended plans issued by MHADA on dated- 24.11.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-08/859/2022).

Issue On : 29 August, 2023

Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/859/2023/FCC/1/Amend

Remark :

This Full C.C. from 20th to 26th upper residential floors (with earlier approved continuation building comprising of Ground floor (pt.) for shops & Stilt (pt.) for meter room + 1st to 19th upper floors for residential users) having building height 79.60mtr. along with parking tower having height of 55.60mtr. is granted as per last approved Amended plans issued by MHADA on dated- 21.08.2023

Issue On : 21 November, 2023

Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/859/2023/FCC/2/Amend

Remark :

This Full C.C. from 27th to 29th (pt) upper residential floors (with earlier approved continuation building comprising of Ground floor (pt.) for shops & Stilt (pt.) for meter room + 1st to 29th (Pt) upper floors for residential users) having building total height 88.30 mt. + OHT & LMR along with parking tower having height of 62.70 mt as per last approved Amended plans issued by MHADA on dated- 23.10.2023 vide u/no. MH/EE/B.P.Cell/GM/MHADA-08/859/2023).

Note :- That the guidelines for reductions of air pollution issued by CE (D.P.) BMC Dt. 15.09.2023 and Hon'ble MC. (BMC) Dt. 25.10.2023 shall be strictly followed on site.

Issue On : 28 November, 2024

Valid Upto : 07 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-8/859/2024/FCC/3/Amend

Remark :

This Full C.C. from 29th(pt) to 30th upper residential floors (with earlier approved continuation building comprising of Ground (pt.) for shops & Stilt (pt.) for meter room, Pump Room, Fire Control Room, Ladies & Gents Toilet, UG Tank + 1st to 30th upper floors for residential user & Garden and fitness Centre on Terrace level along with building height 99.50mt. including LMR + OHT from AGL and Parking Tower having height 62.70mt. as per last approved Amended plans issued by MHADA on dated- 28.10.2024 vide u/no. MH/EE/B.P.Cell/GM/MHADA-08/859/2024}.

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.

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 - MILIND BALKRISHNA FULZELE.
9. Secretary Tagore Nagar Shree Dhanlaxmi Co-op. Hsg. Soc. Ltd.



