

का. अ. / इपक (वृक्ष)	
पूर्व उपनगर / भा.	
जावक क्र.	दिनांक
BA/1532	06 SEP 2024

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 3144  
Date: 09.09.24

## 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-25/1612/2024/FCC/1/Amend

Date : 05 September, 2024

To

M/s. Architect Collaboration,

1st Floor Tara Darshan Building,  
Chaphekar Bandhu Marg, Opp.  
Union Bank, Mulund (E), Mumbai  
400081

**Sub :** Proposed Redevelopment of existing building no. (7) Known as "Tilak Nagar Ravi Kiran CHS. Ltd." on land bearing C.T.S. No. 16 (pt) of Village -Chembur, situated at Tilak Nagar MHADA Colony, Chembur, Mumbai - 400 089.

Dear Applicant,

With reference to your application dated 04 September, 2024 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. (7) Known as "Tilak Nagar Ravi Kiran CHS. Ltd." on land bearing C.T.S. No. 16 (pt) of Village -Chembur, situated at Tilak Nagar MHADA Colony, Chembur, Mumbai - 400 089..**

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. 13 January, 2025

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Issue On :	14 January, 2010	Valid Upto : 13 January, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-25/1612/2010/CC/1/Old	
Remark :		
C.C. upto stilt slab as per approved plan dtd. 27.10.2019.		

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Issue On :	27 October, 2010	Valid Upto : 13 January, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-25/1612/2010/FCC/1/Old	
Remark :		
Full C.C. as per plan Approved on 27.10.2009		

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Issue On :	22 December, 2010	Valid Upto : 13 January, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-25/1612/2010/FCC/1/Old	
Remark :		
Full C.C. as per plans Approved on 13.12.2010.		

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Issue On :	31 March, 2012	Valid Upto : 13 January, 2013
Application No. :	MH/EE/(BP)/GM/MHADA-25/1612/2012/FCC/1/Old	
Remark :		
C.C. upto 13th floor except podium as per approved amendd plan dtd. 27.12.2011.		

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Issue On :	04 January, 2013	Valid Upto : 13 January, 2013
Application No. :	MH/EE/(BP)/GM/MHADA-25/1612/2013/FCC/1/Old	
Remark :		
Full C.C. i.e. upto 15th floors except podium as per approved Amended plan dtd. 27.12.2011		

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Issue On : 05 September, 2024

Valid Upto : 13 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-25/1612/2024/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed for Wing-A upto top of 15th upper floors & Wing-B upto 15th (pt.) upper floor (i.e. Wing 'A' - (part) Ground for Commercial/(part) Stilt + 1st to 15th upper Residential floors & Wing 'B' - Stilt + (part) Commercial + 1st floor for Commercial use + 2nd floor to 14th + (part) 15th upper Residential floors) as per approved amended plans by MHADA dated 30.08.2024.

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.



Digitally signed by Prashant Damodar Dhairak  
Date: 05 Sep 2024 17:49:20  
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 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 - Rajendra Shashikant Karnik.
9. Secretary Tilak Nagar Ravi Kiran CHS. Ltd

