



## 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-8/1050/2024/FCC/1/Amend

Date : 22 July, 2024

To

M/s. Suvasya Builders and  
Developers LLP C.A. to society  
SWASTIK PLATINUM" CHSL  
(Bldg. no. 43,44,45)  
312 Swastik Disa Corporate Park)  
LBS Marg, Ghatkopar(W),  
Mumbai-400086

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1262	23 JUL 2024

ITC Cell,

M. H. & A. D. Author

Inward No.: 2467

Date: 23-07-24

**Sub :** Proposed redevelopment of the existing building no.43,44 & 45 known as 'Tagore Nagar Swastik Platinum CHS LTD' on plot bearing C.T.S. No. 347 (pt.), S. No. 113 (pt.) at Village Hariyali , Tagore Nagar, MHADA layout, Vikhroli (E), Mumbai - 400 083.

Dear Applicant,

With reference to your application dated 28 March, 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 the existing building no.43,44 & 45 known as 'Tagore Nagar Swastik Platinum CHS LTD' on plot bearing C.T.S. No. 347 (pt.), S. No. 113 (pt.) at Village Hariyali , Tagore Nagar, MHADA layout, 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. 20 April, 2025

Issue On : 21 April, 2022

Valid Upto : 20 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1050/2022/CC/1/New

Remark :

This Plinth C.C. is granted for height upto 0.30 mts. from AGL as per approved IOA plans issued by MHADA on dated- 10.02.2022 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-08/1050/2022.

Issue On : 06 June, 2023

Valid Upto : 20 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1050/2023/FCC/1/New

Remark :

Now, this C.C. is granted for further extension of 3 wings from Stilt floor + 1st floor for stack parking & building services + 2nd Amenity floor+3rd to 20th upperresidential floors having height of 63.88 mt AGL. as per last approved plans issued by MHADA on dtd.10th Feb.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-8/1050/2022 }.

Issue On : 22 July, 2024

Valid Upto : 20 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-8/1050/2024/FCC/1/Amend

Remark :

This Full CC is granted for further extension of 3 Wings up to Top of 22nd upper residential floors with total building ht.69.98 mt. from AGL. + LMR +OHT as per approved IOA plans dated 10th Feb.2022 as proposed by SE and DE.



Digitally signed by Prashant Damodar Dhatrak  
Date: 22 Jul 2024 19:03:10  
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 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 - Rohit Eshwar Parmar.
9. Secretary Tagore Naqar Swastik Platinum CHS LTD

महाडा

MHADA



TCT/A