



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-8/371/2023/FCC/2/Amend

Date : 27 September, 2023

To

Shri. Suresh Haware of M/s.
Haware Properties C.A. to Tagore
Nagar Nalanda Co. Op. Hsg. Soc.
Ltd.

2305, 23rd floor, Haware Infotech
Park, Sec - 30, Vashi, Navi
Mumbai.

ITC Cell,
M. H. & A. D. Authority
Inward No.: 2619
Date: 27.09.2023

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| का. अ. / इपक (बु क्षे) पूर्व लागू आहे |
| जावक क्र. |
| ET-1627 27 SEP 2023 |

Sub : Proposed redevelopment of existing Bldg. No. 18 along with plot no. O.B. 7 & 8 known as "Tagore Nagar Nalanda CHS Ltd." on plot bearing C.T.S. No. 352 (pt) of Village Hariyali, at Tagore Nagar Layout, Vikhroli (E), Mumbai- 400083

Dear Applicant,

With reference to your application dated 26 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 Bldg. No. 18 along with plot no. O.B. 7 & 8 known as "Tagore Nagar Nalanda CHS Ltd." on plot bearing C.T.S. No. 352 (pt) of Village Hariyali, at Tagore Nagar Layout, Vikhroli (E), Mumbai- 400083.**

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. 12 August, 2024

Issue On : 13 August, 2010 Valid Upto : 12 August, 2011
Application No. : MH/EE/(BP)/GM/MHADA-8/371/2009/CC/1/Old
Remark :
C.C. upto 4th floor as per approved plans dtd. 26.12.2008

Issue On : 26 May, 2016 Valid Upto : 12 August, 2016
Application No. : MH/EE/(BP)/GM/MHADA-8/371/2016/FCC/1/Old
Remark :
Plinth C.C. as per I.O.D. plans dtd. 16.05.2016 amalgamated plot no. O.B. No. 7 & 8.

Issue On : 19 September, 2019 Valid Upto : 12 August, 2021
Application No. : MH/EE/(BP)/GM/MHADA-8/371/2019/FCC/1/Old
Remark :
Further C.C. extended upto top of 4th floors (i.e. Wing B Stilt + 1st to 4th upper floors) as per approved amended plans dtd. 25.01.2018

Issue On : 17 December, 2019 Valid Upto : 12 August, 2021
Application No. : MH/EE/(BP)/GM/MHADA-8/371/2019/FCC/1/Old
Remark :
Further C.C for wing B consist of stilt + 1st to 15th upper floors asper approved amended plans dtd. 25.02.2018

Issue On : 06 June, 2021 Valid Upto : 12 August, 2021
Application No. : MH/EE/(BP)/GM/MHADA-8/371/2021/FCC/1/Old
Remark :
This Plinth C.C. for Wing A & Wing C upto plinth level as marked A,B,C,D on plan and Full C.C. of Wing B consist of ground (pt) + stilt (pt) + 1st for offices & part for residential + 2nd to 22nd upper floors as per approved amended plans dtd. 04.02.2021

Issue On : 24 May, 2022

Valid Upto : 12 August, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/371/2022/FCC/1/Old

Remark :

This Further C.C. for Wing A consist of Stilt + 1st to 22nd upper floors as per approved amended plans dtd. 04.02.2021

Issue On : 18 August, 2022

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-8/371/2022/FCC/1/Amend

Remark :

This C.C. is re-endorse for Wing A consist of Stilt + 1st to 22nd upper floors as per approved amended plans dtd. 14.07.2022.

Issue On : 27 September, 2023

Valid Upto : 12 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/371/2023/FCC/2/Amend

Remark :

This C.C. issued for Wing C i.e. Wing C consist of Ground (pt) + Stilt (pt) + 1st to 20th + 21st (pt) + 22nd (pt) upper floors (Including OHT + LMR) as per approved amended plans dtd. 14.07.2022.

Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 27-Sep-2023 14:

**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 and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

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 Nalanda Co. Op. Hsg. Soc. Ltd.

