

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-25/1082/2026/FCC/1/Amend

Date : 29 September, 2026

To

M/s. Sana Enterprises C.A. to
Owner Pragati CHSL (NDR-19)

Shop No.G/1, Kalina Sangam
CHSL, Manipada, Kalina,
Santacruz (East), Mumbai -
400098

Sub : Proposed development on plot no. NDR-19 known as Tilak Nagar Pragati CHSL bearing C.T.S. No. 24(pt.) of village Chembur at Tilak Nagar, MHADA layout, Chembur (East), Mumbai - 400089.

Dear Applicant,

With reference to your application dated 05 August, 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 development on plot no. NDR-19 known as Tilak Nagar Pragati CHSL bearing C.T.S. No. 24 (pt.) of village Chembur at Tilak Nagar, MHADA layout, Chembur (East), Mumbai - 400089..**

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. Mr. Mahesh Jadhav, 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. 11 October, 2026

Issue On : 12 October, 2022

Valid Upto : 11 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-25/1082/2022/CC/1/New

Remark :

This Plinth commencement certificate is granted upto top of plinth level i.e. height 0.15 Mt. AGL for still level and 0.30 for commercial unit at ground floor as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-25/1082/2022dt.29.03.2022.

Issue On : 13 December, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-25/1082/2023/FCC/1/New

Remark :

This C.C. is granted Further extension upto top of 13th part upper floor for residential {i. e. building comprising of Ground (pt.) for 2 nos. of shops. Entrance lobby & mechanized car parking tower with Car lift for Entry/Exist for touching to building + 1st floor is use for Commercial office area + 2nd floor is partly used for Fitness center & Society Office and partly used for Residential flat + 3rd to 13th upper floor is used for Residential with a total building height of 40.40 Mt. from AGL & Mechanized car parking tower with single Car lift touching to building with a total building height of 31.85 Mt. from AGL as per last approved Amended plans issued by MHADA on dated- 29.03.2022 vide u/no.MH/EE/(B.P.)Cell/GM/MHADA-25/1082/2023 }.

Note:- That the Guidelines 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 in respect of control of Air Pollution.

Issue On : 29 September, 2026

Valid Upto : 11 October, 2026

Application No. : MH/EE/(BP)/GM/MHADA-25/1082/2026/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 16th part upper residential floors with total building ht. 48.95 mt. AGL & mechanized car parking tower with ht. 31.85 mt. AGL + LMR & OHT as per last approved IOA plan is dated- 29.03.2022.

Note: -

1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE1/EE1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.



Digitally signed by Mahesh Sadhu Jadhav
Date: 29 Sep 2026 12:52:16
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 - ASHOK DIGAMBAR LELE.
9. Secretary Tilak Nagar Pragati CHSL

MHADA