

का. अ / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
६१-१५३३	०६ SEP 2024

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3145
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-29/1273/2024/FCC/1/Amend

Date : 05 September, 2024

To

M/s. Royale Housing C.A.
Subhash Nagar Navrang Co. Op.
Hsg. Soc. Ltd.

Shop No. 4 & 5, Navrang CHSL,
Bldg. No. 86, Tilak Nagar,
Chembur.

Sub : Proposed redevelopment of existing building No. 9 known as "Subhash Nagar Navrang Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 826 (pt) of Village chembur, at Subhash Nagar, Chembur, Mumbai.

Dear Applicant,

With reference to your application dated 05 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. 9 known as "Subhash Nagar Navrang Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 826 (pt) of Village chembur, at Subhash Nagar, Chembur, Mumbai..**

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. 01 June, 2025

Issue On : 02 June, 2023

Valid Upto : 01 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1273/2023/CC/1/New

Remark :

This C.C. is issued upto Plinth level as per approved ZERO FSI IOA dtd. 20.04.2023"

Issue On : 27 June, 2024

Valid Upto : 01 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1273/2024/FCC/1/Old

Remark :

This C.C. is further extended C.C. upto top of 3rd floor for Wing A and top of 2nd floor for Wing B i.e. Wing A consist of Ground (pt) Stilt (pt) + 1st and 2nd floor part for commercial and part for residential + 3rd upper floor along with parking tower and Wing B consist of Ground (pt) + Stilt (pt) + 1st & 2nd floor part for commercial and part for residential upper floor alongwith parking tower (including OHT + LMR) as per approved amended plan dtd. 13.06.2024.

Note :- That the Guideline for reduction of Air Pollution issued by Chief Engineer (D.P)BMC dtd. 15.09.2023 and Hon'ble Municipal Commissioner (BMC) dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 05 September, 2024

Valid Upto : 01 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1273/2024/FCC/1/Amend

Remark :

This Further C.C. Extended upto top of 11th floor for 'Wing A' and top of 10th floor for 'Wing B' i.e. 'Wing A' consist of Ground (pt) + Stilt (pt) + 1st & 2nd floor part for Commercial and part for residential + 3rd to 11th upper floor along with parking tower and 'Wing B' consist of Ground (pt) + Stilt (pt) + 1st & 2nd floor part for Commercial and part for residential upper floor + 3rd to 10th upper floors along with parking tower (including OHT + LMR) as per approved amended plans dtd. 13.06.2024.

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 Dhatrak
Date: 05 Sep 2024 17:54:01
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 - Ankit M. Makani.
9. Secretary Subhash Nagar Navrang Co. Op. Hsg. Soc. Ltd.

