



## 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-8/1061/2023/FCC/2/Amend

Date : 30 October, 2023

To

M/s. Adityaraj Landmark C.A. to  
Tagore Nagar Suswagatam Co.  
Op. Hsg. Soc. Ltd.

101-102, Bldg. No. 3, Tagore  
Nagar, Vikhroli (East), Mumbai.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 3032  
Date: 01.11.2023

का. अ. / इपक (बु क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	
ET-1829	01 NOV 2023

**Sub :** Proposed redevelopment of Ext. Bldg. No. 41 known as "Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of village Hariyali at Tagore Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 25 April, 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 Ext. Bldg. No. 41 known as "Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of village Hariyali at Tagore Nagar, Vikhroli (East), 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. 24 April, 2024

Issue On : 25 April, 2022

Valid Upto : 24 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1061/2022/CC/1/New

Remark :

This C.C. is issued upto plinth level having height of 0.45 Mt. (avg.) as per approved ZERO FSI IOA dtd. 28.02.2022.

Issue On : 14 December, 2022

Valid Upto : 24 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1061/2022/FCC/1/New

Remark :

This C.C. is further extended upto top of 15th floor (i.e. building comprising of Ground (pt.) for Shops + 1st floor for offices with separate access + 2nd to 15th upper floors along with parking tower as per approved amended plan dtd. 03.11.2022.

Issue On : 10 July, 2023

Valid Upto : 24 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1061/2023/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 20th floor ( i.e. building comprising of Ground (pt.) for Shops + 1st floor for offices with separate access + 2nd to 20th upper floors along with parking tower as per approved amended plan dtd. 13.06.2023.

Issue On : 30 October, 2023

Valid Upto : 24 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1061/2023/FCC/2/Amend

Remark :

This CC is further extended upto top of 23rd floor (i.e. building comprising of Ground (pt.) for Shops + 1st floor for offices with separate access + 2nd to 23rd upper floors (including LMR + OHT) along with parking tower as per approved amended plan dtd. 13.06.2023.

✓  
Name : Prashant  
Damodar Dhattrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 30-Oct-2023 13:

**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 - Ankit M. Makani.
9. Secretary Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd.

