



## 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/(B.P/GM/MHADA-22/366/2019/2024/FCC/3/Amend

Date : 14 May, 2024

To

The Chariman/Secretary, Nehru  
Nagar Sharada Co.Op. Hsg. Soc.  
Ltd.

C.T.S. Number 12 Part Village  
Kurla III, Nehru Nagar Kurla East  
Mumbai 400 024

का. अ. / रूपक (व. क्ष.)	
जावक क्र.	
ET-827	15 MAY 2024

**BTC Cell,**  
**M. H. & A. D. Authority**  
**Inward No.: 1744**  
**Date: 15-05-2024**  
**E-1951280**

**Sub :** Proposed redevelopment of existing Building Number 62 known as Nehru Nagar Sharada Co. Op. Hsg. Soc.Ltd. on plot bearing C.T.S. No. 12 (pt) of village Kurla III, at Nehru Nagar , Kurla (East ), Mumbai - 400 024.

Dear Applicant,

With reference to your application dated 04 January, 2023 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 Number 62 known as Nehru Nagar Sharada Co. Op. Hsg. Soc.Ltd. on plot bearing C.T.S. No. 12 (pt) of village Kurla III, at Nehru Nagar , Kurla (East ), Mumbai - 400 024..**

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. 26 October, 2024

Issue On : 27 October, 2017 Valid Upto : 26 October, 2020  
Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019CC/1/Old  
Remark :

Plinth C. C. as per approved I.O.D. plans dated 06.06.2016, is granted as proposed by AE(BP)ES-L

Issue On : 16 October, 2019 Valid Upto : 26 October, 2020  
Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019FCC/1/Old  
Remark :

Commencement Certificate endorsed for work of building comprising of stilt + 1st to 7th (Part) upper Floors with height of 24.05 mtr. Stilt for parking with pit and surface parking as per Approved Plans dated 28.08.2019.

Issue On : 16 October, 2019 Valid Upto : 26 October, 2021  
Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019/2019/FCC/1/Old  
Remark :

This Commencement Certificate is endorsed for work of building comprising of stilt + 1st to 7th (part) upper floor with height of 24.0 mtr. Stilt for parking with pit and surface parking as per approved plans dated 28.08.2019.

Issue On : 16 January, 2023 Valid Upto : 26 October, 2023  
Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019/2021/FCC/1/Amend  
Remark :

This Further C.C. is granted upto top of 11th upper residential floor { i.e. building comprising of Stilt for Pit & surface parking with services utilities + 1st to 11th upper residential floors with bldg. ht. 35.80 Mt. from general ground level to terrace level as per last approved Amended plans issued by MHADA on dated- 29.09.2021 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-22/366/2021.

Issue On : 04 April, 2024 Valid Upto : 26 October, 2024

Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019/2024/FCC/2/Amend

Remark :

This Further C.C. is granted upto top of 13th upper residential floor { i. e. building comprising of Stilt for Pit & surface parking with services utilities + 1st to 13th upper residential floors with bldg. ht. 41.60 Mt. from general ground level to terrace level as per last approved Amended plans issued by MHADA on dated- 29.09.2021 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-22/366/2021.

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.

Issue On : 14 May, 2024


Valid Upto : 26 October, 2024

Application No. : MH/EE/(B.P/GM/MHADA-22/366/2019/2024/FCC/3/Amend

Remark :

This C.C. is Further extended upto top of 15th upper residential floor { i.e. building comprising of Stilt for Pit & surface parking with services utilities + 1st to 15th upper residential floors with bldg. ht. 47.40 Mt. from general ground level to terrace level as per last approved Amended plans issued by MHADA dtd- 29.09.2021 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-22/366/2021.

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 shall be strictly followed on Site.

 Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 14-May-2024 16:

**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 L 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 L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - DEEPAK ANANT ANGANE.
9. Secretary Nehru Nagar Sharda Co. Op. Hsg.Soc.Ltd.

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