

ITC Cell,
M. M. & A. B. Author
Inward No.: 1585
Date 30.04.2024



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

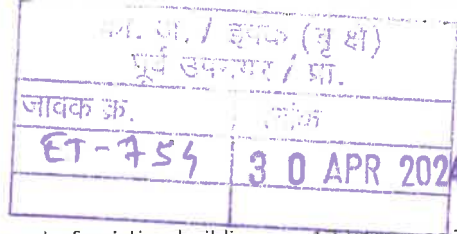
No. MH/EE/(BP)/GM/MHADA-8/0309/2024/FCC/3/Amend

Date : 29 April, 2024

To

Tagore Nagar Pushpanjali
Co.Op.Hsg.Soc.Ltd.

Building No. 13 Tagore Nagar
Pushpanjali Co.Op.Hsg.Soc.Ltd.



Sub : Proposed Redevelopment of existing building no. 13 known as Tagore Nagar Pushpanjali Co-Op Hsg Soc. Ltd on plot bearing C.T.S. No. 352 (pt) of village Hariyali at Tagore Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 29 April, 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. 13 known as Tagore Nagar Pushpanjali Co-Op Hsg Soc. Ltd on plot bearing C.T.S. No. 352 (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. 22 December, 2024

Issue On : 23 December, 2019 Valid Upto : 22 December, 2020

Application No. : MH/EE/(BP)/GM/MHADA-8/0309/2019/CC/1/Old

Remark :

This plinth is issued for work upto plinth as per Approved IOA plans dtd. 13.05.2019

Issue On : 23 February, 2022 Valid Upto : 22 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/0309/2022/FCC/1/New

Remark :

This FCC granted up-to top of 4th upper floors i.e. Stilt + 1st to 4th upper floors for 15.80 mtrs. height as per approved amended plan dtd. 24.01.2022

Issue On : 21 December, 2022 Valid Upto : 22 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/0309/2022/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 9th floor (i.e. building comprising of Ground (pt.) for Shops + 1st to 9th upper floors along with parking tower as per approved amended plan dtd. 07.12.2022."

Issue On : 04 July, 2023 Valid Upto : 22 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/0309/2023/FCC/2/Amend

Remark :

This C.C. is further extended upto top of 17th floor (i.e. building comprising of Ground (pt.) for Shops + 1st to 17th upper floors along with parking tower as per approved amended plan dtd. 07.12.2022.

Issue On : 29 April, 2024 Valid Upto : 22 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/0309/2024/FCC/3/Amend

Remark :

This C.C. is further extended upto top of 19th floor i.e. building comprising of Ground (pt.) for Shops + 1st to 19th upper floors along with parking tower as per approved amended plan dtd. 06.02.2024.

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.



Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 29-Apr-2024 17:

**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.

Copy to : -

5. EE Ky.19 Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - RITESH HEMANT THAKUR.
9. Secretary Tagore Nagar Pushpanjali Co.Op.Hsg.

P