



# 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-27/835/2026/FCC/1/Amend

Date : 01 June, 2026

To

Shri Nilesh Vishnu Chavan  
Partner M/s Three Towers Life  
Space LLP

Shop No. 4, Plot No. 73 Sunil  
Sadan, MDS Marg, Central  
avenue Road, Chembur East,  
Mumbai - 400071

**Sub :** Proposed redevelopment of the existing building no 34 known as Hastinapur Co Housing society Ltd on plot bearing CTS No 56 pt of Village Chembur at Shakar Nagar no 1 MHADA Layout Chembur Mumbai 400071.

Dear Applicant,

With reference to your application dated 03 April, 2026 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 the existing building no 34 known as Hastinapur Co Housing society Ltd on plot bearing CTS No 56 pt of Village Chembur at Shakar Nagar no 1 MHADA Layout Chembur Mumbai 400071.**

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. 30 December, 2026

Issue On : 31 December, 2013

Application No. : MH/EE/(BP)/GM/MHADA-27/835/2012/CC/1/Old

Remark :

PLINTH CC

Valid Upto : 30 December, 2014

Issue On : 03 November, 2017

Application No. : MH/EE/(BP)/GM/MHADA-27/835/2017/FCC/1/Old

Remark :

FULL CC UPTO 14TH FLOOR

Valid Upto : -

Issue On : 01 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-27/835/2026/FCC/1/Amend

Remark :

Valid Upto : 30 December, 2026

This C.C. is further extended upto top of 15th floor i.e. building comprising of Stilt (pt) for 2 level Stack Car parking, (pt) for Society office + 1st to 6th floor for Residential user + 7th (pt) for Residential user & (pt) for refuge + 8th to 15th floor for Residential user + Terrace floor with OHT with total height of building 47.85 Mt. from AGL to terrace level + LMR & OHT) as per approved Amended plans dtd. 02.04.2026."

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.



Digitally signed by Mahesh Sadhu Jadhav  
Date: 01 Jun 2020 15:15:31  
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 East 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 East Ward MCGM.
7. A.A. & C M East Ward MCGM
8. Architect / LS - VINAYRAJ RAMESH SUVARNA.
9. Secretary Hastinapur Cooperative Housing Society Ltd

हाडा  
MHADA

