



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-2/467/2025/FCC/4/Amend

Date : 10 July, 2025

To

M/S. Saptrishi Homes L.L.P C.A.
to Society

Granth Avenue Ram Mandir Road
Kherwadi Junction Bandra east
Mumbai 400051

Sub : Proposed redevelopment of existing Bldg. No. D-1 Known as Chittaranjan Nagar Ridhi Sidhi Co. Op. Hsg. Soc. Ltd., on plot bearing C.T.S. No. 468A (pt), 468A/1 to 8 of Village Kirol, at Chittaranjan Nagar, Vidyavihar (E), Mumbai.

Dear Applicant,

With reference to your application dated 15 January, 2025 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 Bldg. No. D-1 Known as Chittaranjan Nagar Ridhi Sidhi Co. Op. Hsg. Soc. Ltd., on plot bearing C.T.S. No. 468A (pt), 468A/1 to 8 of Village Kirol, at Chittaranjan Nagar, Vidyavihar (E), 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. 13 July, 2025

Issue On : 14 July, 2020

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2020/CC/1/New

Remark :

This CC is issued upto plinth level as per approved plan Zero FSI IOA dtd. 31.01.2020

Valid Upto : 13 July, 2021

Issue On : 27 July, 2021

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2021/FCC/1/New

Remark :

This Further C.C. issued upto top of 8th floor i.e. building comprising of Stilt + 1st to 7th + 8th (pt) upper floors as per approved amended plan dtd. 11.06.2021."

Valid Upto : 13 July, 2022

Issue On : 08 December, 2021

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2021/FCC/1/Amend

Remark :

This C.C. further extended upto building comprising of Stilt + 1st to 10th + 11th (pt) upper floors as per approved amended plans dtd. 16.09.2021

Valid Upto : 13 July, 2022

Issue On : 21 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2022/FCC/2/Amend

Remark :

This C.C. is further extended upto top of 13th floor i.e. Stilt + 1st to 12th + 13th (pt) upper floors as per approved amended plan dtd 04.07.2022.

Valid Upto : -

Issue On : 15 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2025/FCC/3/Amend

Remark :

This CC further extended upto top of 18th floor i.e. Stilt + 1st to 18th upper floors (Including LMR/OHT) as per approved amended plans dtd. 07.01.2025.

Valid Upto : 13 July, 2025

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 : 10 July, 2025

Valid Upto : 13 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-2/467/2025/FCC/4/Amend

Remark :

This CC is further extended upto top of 20th floor i.e. Stilt + 1st to 19th+ 20th (Pt) upper floors (including OHT +LMR)as per approved amended plan dtd. 03.07.2025

Note:- That the Guidelines 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 in respect of control of Air Pollution.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner N Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE _____ Division / MB.
6. A.E.W.W N Ward MCGM.
7. A.A. & C N Ward MCGM
8. Architect / LS - Amit Avinash Parab.
9. Secretary Chittaranjan Nagar Ridhi Sidhi CHSL



