



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-8/1117/2025/FCC/1/Amend

Date : 06 March, 2025

To

M/s. Shubh Vastu Litespace LLP
C.A. to Owner.

M/s. Shubh Vastu Litespace LLP
C.A. to Owner. S-13, Hazaribaug
Station Road, Vikhroli (W),
Mumbai 400 083.

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
E-454429	11 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 825
Date: 12.03.25

Sub : Proposed redevelopment of existing Building No. 42 known as Tagore Nagar Heramb Chhaya CHSL. Bearing CTS No. 347(pt.), S.No.113(pt.) at Village Tagore Nagar, Vikhroli (E), Mumbai. - 400083.

Dear Applicant,

With reference to your application dated 01 August, 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 existing Building No. 42 known as Tagore Nagar Heramb Chhaya CHSL. Bearing CTS No. 347(pt.), S.No.113(pt.) at Village Tagore Nagar, Vikhroli (E), Mumbai. - 400083..**

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. 05 September, 2025

Issue On : 06 September, 2022

Valid Upto : 05 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1117/2022/CC/1/New

Remark :

The C.C. upto Plinth level i.e. height 0.60 m. from AGL as per ZERO FSI Amended plans issued Dtd.30.08.2022 Ref. No. MH/EE/B Cell/ GM/MHADA-8/1117/2022

Issue On : 07 December, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-8/1117/2023/FCC/1/New

Remark :

This CC now re-endorsed & further extended upto top of 15th upper floors of Wing A & 16th upper floor of Wing B i.e., building Wing A Pt Basement for Parking Tower pit + Ground floor for Shops, entrance lobby, Parking Tower + 1st upper floor for Offices + 2nd floor to 15th upper floor for residential use having height 49.05 & Wing 'B' Basement for pump room + Ground floor for Shops, entrance lobby, electric meter room, Stack parking + 1st upper floor for Offices + 2nd floor for Fitness centre, society office room, 3 Nos. of Residential Flats + 3rd floor to 16th upper floor for residential use having total height 51.95 M. AGL as per last approved amended plans dtd. 03.04.2023.

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.

Issue On : 06 March, 2025

Valid Upto : 05 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-8/1117/2025/FCC/1/Amend

Remark :

This Further C.C. is now re endorsed and further extended up to top of 19th upper floors of Wing 'A' & 20th upper floors of Wing 'B' i.e. Wing 'A' Part Basement for pump room + Ground floor for Shops, entrance lobby, Parking Tower, stack parking + 1st upper floor for Offices + 2nd floor to 19th upper floors for residential use having height 60.65M.&Wing 'B' Basement for pump room + Ground floor for Shops, entrance lobby, electric meter room, Stack parking + 1st upper floor for Offices + 2nd floor for Fitness Centre, society office room, 4 Nos. of Residential Flats + 3rd to 20th upper floors for residential use having BUA adm.6584.305Sq.M.with height 63.55M as per last approved amended plans issued vide u.no. MH/EE/BP Cell/GM/MHADA-8/1117/2024 dated 28.03.2024.

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.



Digitally signed by Prashant Damodar Dhatriak
Date: 06 Mar 2025 19:38:30
Organisation :MHADA
Designation :Executive Engr.

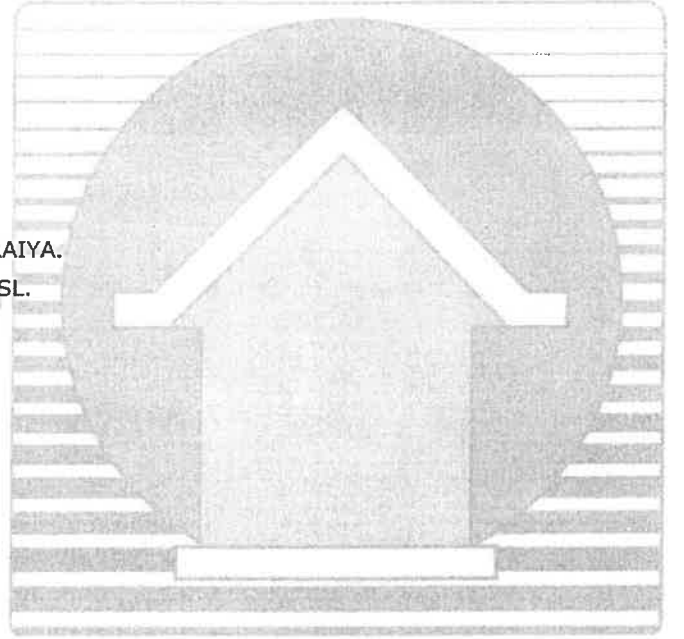
**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S 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 S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - HEMANT LALCHAND KANKARAIYA.
9. Secretary Tagore Nagar Heramb Chhaya CHSL.



MHADA

