



## 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-29/950/2024/FCC/1/Amend

Date : 25 July, 2024

E-2428790

To

M/s Gadkari Builders & Associates

1st Floor, Gadkari Complex, Opp. Metal Box Factory, Mahalaxmi Road, Deonar (E), Mumbai 400088

का. अ. / इपक (बृक्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1289	26 JUL 2024

ITC Cell,  
M. M. & A. D. Author  
Inward No.: 2523  
Date: 26.07.24

**Sub :** Proposed redevelopment of building no. 57 Known as Subhash Nagar Srushti Co-Op. Hsg. Society Ltd. Bearing C.T.S. No. 1424 (pt.) at Village Chembur, Subhash Nagar, Chembur, Mumbai- 400 071.

Dear Applicant,

With reference to your application dated 25 July, 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 building no. 57 Known as Subhash Nagar Srushti Co-Op. Hsg. Society Ltd. Bearing C.T.S. No. 1424 (pt.) at Village Chembur, Subhash Nagar, Chembur, Mumbai- 400 071..**

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. 18 January, 2012

Issue On :	19 January, 2011	Valid Upto :	18 January, 2012
Application No. :	MH/EE/(BP)/GM/MHADA-29/950/2010/CC/1/Old.		
Remark :			
CC up to Basement Top as per Approved plans dtd 11/8/2010.			

Issue On :	23 February, 2012	Valid Upto :	- 18 January, 2013
Application No. :	MH/EE/(BP)/GM/MHADA-29/950/2012/FCC/1/Old		
Remark :			
CC Up to 2nd upper Floor as per Approved Plan dtd 11/8/2010.			

Issue On :	01 October, 2012	Valid Upto :	- 18 January, 2013
Application No. :	MH/EE/(BP)/GM/MHADA-29/950/2012/FCC/1/Old		
Remark :			
Full CC as per Approved plan dtd 21/7/2012.			

Issue On :	18 August, 2016	Valid Upto :	- 18 January, 2017
Application No. :	MH/EE/(BP)/GM/MHADA-29/950/2016/FCC/1/Old		
Remark :			
Ful CC as per Approved amended Plans dtd 13/4/2016.			

Issue On :	10 June, 2022	Valid Upto :	- 18 January, 2023
Application No. :	MH/EE/(BP)/GM/MHADA-29/950/2022/FCC/1/Old		
Remark :			
FCC Were approved up to 13th Floor			



Issue On : 25 July, 2024

Valid Upto : 18 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/950/2024/FCC/1/Amend

Remark :

Now this C.C. is further extended upto top of 16th floor that is height 49.45 mt. + LMR + OHT A.G.L. as per last approved plan dated 15.07.2024.

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 Dhatrak  
Date: 2024.07.25  
18:09:22 +05'30'

**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 West 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 West Ward MCGM.
7. A.A. & C M West Ward MCGM
8. Architect / LS - SAE SATISH NAIGAOKAR.
9. Secretary Subhash Nagar Srushti CHS LTD

