



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-29/1251/2024/FCC/1/Amend

Date : 21 August, 2024

To

M/s Simandhar Homes LLP CA to
owner Subhash Nagar Yashojyoti
Co-op Hsg Soc Ltd

206,Swagat Bldg, Shop
No.6,Ghatkopar East,Mumbai-77

का. अ. / इपक (बु क्षेत्र)	
पूर्व उपनगर / गा.	
जावक क्र.	दिनांक
ET-1423	22 AUG 2024

ITC Cell, E-2655248
M. E. & A. D. Authority
Inward No.: 2899
Date: 22-08-24

Sub : Proposed Redevelopment of existing building no. 49, known as Chembur Yasho-Jyoti CHSL on plot bearing CTS No.828(pt), 828/52 to 828/63 of Village Chembur at Subhash Nagar, Mumbai - 400071.

Dear Applicant,

With reference to your application dated 07 October, 2023 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. 49, known as Chembur Yasho-Jyoti CHSL on plot bearing CTS No.828(pt), 828/52 to 828/63 of Village Chembur at Subhash Nagar, 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. 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, 2023

Valid Upto : 13 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1251/2023/CC/1/New

Remark :

This C.C. is granted for work upto Plinth level i.e. height 0.15 mtr. AGL as per approved IOA plan dt. 01.03.2023

Issue On : 28 March, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-29/1251/2024/FCC/1/New

Remark :

Full C.C. is granted for building comprising of Wing A, Stilt (pt) for 2 level stack parking by providing Pit + (pt) for Entrance Lobby + 1st to 3rd (pt) floor for Residential user and Wing B, Stilt (pt) for 2 level stack parking by providing Pit + (pt) for Entrance Lobby + (p) for Fitness centre, (pt) for Society Office (pt) for Meter Room (pt) for Pump Room + 1st to 2nd floor for Residential user for ht. 14.10m as per approved IOA plan dt. 01.03.2023

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 : 21 August, 2024


Valid Upto : 13 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1251/2024/FCC/1/Amend

Remark :

This C.C. Further extended for building comprising of Wing A, Stilt to 14th floor for Residential user and Wing B, Stilt to 14th floor for Residential user + LMR + OHT for ht. 44.25m as per approved IOA plan dt. 14.08.2024.

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.

 Digitally signed by Prashant Damodar Dhatrak
Date: 21 Aug 2024 18:54:04
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 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 - Jitendra Govind Dewoolkar.
9. Secretary Yasho-Jyoti CHSL

सहाय
MHADA



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