



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-29/1128/2026/FCC/4/Amend

Date : 17 April, 2026

To

M/S. P M Developer, C.A. to
owner Chembur Deepjyoti CHSL,
A/1, Tilak Dham, Bldg. No. 22,
Tilak Nagar MHADA colony,
Chembur < Mumbai 400089.

Sub : Proposed redevelopment of existing building No. 16 know as "Chembur Deepjyoti CHSL" on land bearing CTS No. 826 (pt) S. No. 67 to 71 of village Chembur, situated at Subhash nagar, Chembur, Mumbai 400071.

Dear Applicant,

With reference to your application dated 10 October, 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 carry out **Proposed redevelopment of existing building No. 16 know as "Chembur Deepjyoti CHSL" on land bearing CTS No. 826 (pt) S. No. 67 to 71 of village Chembur, situated at Subhash nagar, 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. 19 October, 2026

Issue On : 20 October, 2022 Valid Upto : 19 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2022/CC/1/New

Remark :

This C.C. (Phase wise) is granted upto Plinth level for Phase-I only as per ZERO FSI approved plans dtd. 09.06.2022

Issue On : 30 January, 2023 Valid Upto : 19 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2023/FCC/1/New

Remark :

This C.C. is granted upto Plinth level for Phase-II (i.e. for Full Plinth) as per ZERO FSI approved plans dtd. 09.06.2022

Issue On : 16 April, 2024 Valid Upto : 19 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2024/FCC/1/Amend

Remark :

This C.C. is Further extended upto top of 7th upper habitable floors, (i.e. Wing - A as Stilt for 6 tier pit type stack parking + 1st to 7th upper floors for residential use & Wing-B as pt. Basement for store room & Pump room + Pt. for Shops + Stilt for 6 tier pit type stack parking + Pt. Mezzanine floor for offices + 1st to 7th upper floors for Residential use) as per approved amended plans dtd 04.04.2024.

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.

Issue On : 18 November, 2024 Valid Upto : 19 October, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2024/FCC/2/Amend

Remark :

This C.C. is Further extended upto top of 12th upper habitable floors of wing-A & extended upto top of 11th upper habitable floors of wing-B. (i.e. Wing - A as Stilt for 6 tier pit type stack parking + 1st to 12th upper floors for residential use & Wing-B as pt. Basement for store room & Pump room + Pt. for Shops + Stilt for 6 tier pit type stack parking + Pt. Mezzanine floor for offices + 1st to 11th upper floors for Residential use) as per approved amended plans by MHADA dated 04.04.2024.

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.

Issue On : 24 April, 2025

Valid Upto : 19 October, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2025/FCC/3/Amend

Remark :

Now, further extended as upto top of 14th upper habitable floors including Refuge area & Fitness Center of wing-A & C.C. upto 13th upper habitable floors of wing- B (i.e. Wing - A as Stilt for 6 tier pit type stack parking + 1st to 14th upper floors for residential use including Refuge area & Fitness center on 14th floor& Wing-B as pt. Basement for store room & Pump room + Pt. for Shops + Stilt for 6 tier pit type stack parking + Pt. Mezzanine floor for offices + 1st to 13th upper floors for Residential use) as per approved amended plans by MHADA dated 04.04.2024.

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.

Issue On : 17 April, 2026

Valid Upto : 19 October, 2026

Application No. : MH/EE/(BP)/GM/MHADA-29/1128/2026/FCC/4/Amend

Remark :

This further full C.C. is extended upto top of 15th upper habitable floors of wing-A& B(i.e. Wing - A as Stilt for 6 tier pit type stack parking + 1st to 15th upper floors for residential use + L.M.R.+OHT & Wing-B as pt. Basement for store room & Pump room + Pt. for Shops + Stilt for 6 tier pit type stack parking + Pt. Mezzanine floor for offices + 1st to 15th upper floors for Residential use + L.M.R.+ OHT) as per approved amended plans by MHADA dated 04.04.2024.

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 Maheesh Sadhu Jadhav
Date: 17 Apr 2026 17:37:37
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 L 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 L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - Ganesh Vitthal Gothai.
9. Secretary Chembur Deepjyoti CHSL