



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-25/975/2024/FCC/1/Amend

Date : 10 April, 2024

To

M/s. Real Infrastructure Co. Ltd.
to Tilak Nagar Siddheshwar CHS
Ltd.

101, Real Tech Park, Plot No.
39/2, Sector-30/A, Vashi, Navi
Mumbai-400703.

ITC Cell,

M. H. & A. D. Authorised

Forward No.: 1425

10.04.2024

1797178

का. अ. / इपक (बृ. क्षे.)
पूर्व उपनगर / प्रा.

जावक क्र.	दिनांक
ET-665	10 APR 2024

Sub : Proposed redevelopment of existing building No. 37, known as Tilak Nagar Siddheshwar CHS Ltd. on plot bearing C.T.S. No. 32 (pt.)/16 to 27, at Village Tilak Nagar, Chembur, Mumbai- 400089.

Dear Applicant,

With reference to your application dated 26 April, 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. 37, known as Tilak Nagar Siddheshwar CHS Ltd. on plot bearing C.T.S. No. 32 (pt.)/16 to 27, at Village Tilak Nagar, Chembur, Mumbai- 400089. .**

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. 11 September, 2024

Issue On : 12 September, 2022 Valid Upto : 11 September, 2023
Application No. : MH/EE/(BP)/GM/MHADA-25/975/2022/CC/1/New
Remark :
This C.C. issued upto Plinth level as per approved Zero FSI IOA plan dtd. 22.12.2021.

Issue On : 01 January, 2024 Valid Upto : 11 September, 2024
Application No. : MH/EE/(BP)/GM/MHADA-25/975/2023/FCC/1/New
Remark :
This C.C. further extended up to top of 3rd floor of Wing B. (i.e. 2nd level Basement for car parking + Stilt (part) for parking + 1st (pt.) for Fitness Center + Society office & Part for Residential + 2nd to 3rd upper floors) as per approved Amended plans dtd. 23.02.2023.
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 : 10 April, 2024 Valid Upto : 11 September, 2024
Application No. : MH/EE/(BP)/GM/MHADA-25/975/2024/FCC/1/Amend
Remark :
This C.C. further extended up to top of 11th floor of Wing & Wing B. (i.e. Wing A Consist of 2 level Basement for Car parking + Ground (Part) for shops + Stilt (part) for parking + 1st (pt.) for Fitness Centre & Part for Residential + 2nd to 11th upper floor and Wing B Consist of 2 level Basement for car parking + Stilt (part) for parking + 1st (pt.) for Fitness Center + Society office & Part for Residential + 2nd to 11th upper floor upper floors) as per approved Amended plans dtd. 23.02.2023.
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.

Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 10-Apr-2024 15:

**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 - Sachin Kashinath Rakshe.
9. Secretary Tilak Nagar Siddheshwar CHS Ltd.

