

का. अ. / इपक (वृक्ष)	
पूर्व उपनगर / पट.	
जावक क्र.	दिनांक
Est-1537	06 SEP 2024

ITC Cell,  
M. M. & A. D. Authority  
Inward No.: 3149  
Date: 09.09.24



## 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-25/048/2024/FCC/1/Amend

Date : 05 September, 2024

To

Tilak Nagar Sahajeevan Co. Op.  
Hsg. Soc. Ltd.

Bldg. No. 53 along with NDR Plot  
No. 12 on plot bearing C.T.S. No.  
34(pt) of village Chembur at  
Chembur, Mumbai.

**Sub :** Proposed Redevelopment of existing Bldg. No. 53 along with NDR Plot No. 12 on plot bearing C.T.S. No. 34(pt) of village Chembur at Chembur, Mumbai.

Dear Applicant,

With reference to your application dated 09 July, 2020 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 Bldg. No. 53 along with NDR Plot No. 12 on plot bearing C.T.S. No. 34(pt) of village Chembur at Chembur, Mumbai..**

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. 25 June, 2025

Issue On :	-	Valid Upto :	-
Application No. :	MH/EE/(BP)/GM/MHADA-25/048/1/FCC/1/Old		
Remark :			

Issue On :	27 June, 2005	Valid Upto :	26 June, 2006
Application No. :	MH/EE/(BP)/GM/MHADA-25/048/2005/CC/1/Old		
Remark :			
Plinth C.C. as per approved plans dtd. 01.10.2002			

Issue On :	30 June, 2005	Valid Upto :	25 June, 2006
Application No. :	MH/EE/(BP)/GM/MHADA-25/048/2005/FCC/1/Old		
Remark :			
C.C. upto 7th floor as per approved plans dtd. 01.10.2002			

Issue On :	18 December, 2018	Valid Upto :	25 June, 2019
Application No. :	MH/EE/(BP)/GM/MHADA-25/048/2018/FCC/1/Old		
Remark :			
Further C.C. for Wing B extended upto top of 10th floor (i.e. Wing B consist of Ground + 1st to 11th upper floors) as per approved amended plans dtd 10.08.2018			

Issue On :	05 November, 2019	Valid Upto :	25 June, 2020
Application No. :	MH/EE/(BP)/GM/MHADA-25/048/2019/FCC/1/Old		
Remark :			
Commencement Certificate for Wing A i.e. C.C. up to plinth as per approved amended plans dtd. 10.08.2018			

Issue On :	05 November, 2019	Valid Upto :	25 June, 2019
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Application No. : MH/EE/(BP)/GM/MHADA-25/048/2019/CC/1/Old

Remark :

Approved as proposed.

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Issue On : 08 April, 2021

Valid Upto : 25 June, 2021

Application No. : MH/EE/(BP)/GM/MHADA-25/048/2021/FCC/1/Old

Remark :

Re-Endorsement of Plinth C.C. for Wing A as per approved amended plans dtd. 25.03.2021

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Issue On : 04 May, 2021

Valid Upto : 25 June, 2021

Application No. : MH/EE/(BP)/GM/MHADA-25/048/2021/FCC/1/Old

Remark :

This further C.C. upto top of 14th floor i.e. Wing A consist of Ground (pt) + Stilt (pt) + 1st to 14th upper floors and Re-endorsement of C.C. of Wing B consist of Ground + 1st to 11th upper floors as per approved amended plans dtd. 25.03.2021.

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Issue On : 03 November, 2021

Valid Upto : 25 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-25/048/2021/FCC/1/Old

Remark :

This Re-endorsement of C.C. of Wing A Consist of Ground (pt) + Stilt (pt) + 1st to 14th upper floors as per amended plans dtd. 23.08.2021

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Issue On : 28 December, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-25/048/2023/FCC/1/Amend

Remark :

This C.C. issued upto Plinth level for Wing B as per approved amended plan dtd. 23.08.2021.

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 shall be strictly followed on Site.

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Issue On : 05 September, 2024

Valid Upto : 25 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-25/048/2024/FCC/1/Amend

Remark :

This Further C.C. Extended upto top of 14th floor of Wing B i.e. Ground (pt) + Stilt (pt) + 1st to 14th + Fitness Center on terrace floor along with parking tower (including O.H.T. & L.M.R.) as per approved amended plan dtd. 23.08.2021.

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 shall be strictly followed on Site.

Digitally signed by Prashant Damodar Dhatrak  
Date: 05 Sep 2024 18:33:07  
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 - Sachin Shivaji Sulkude.
9. Secretary Tilak Nagar Sahjeevan Co. Op. Hsg. Soc. Ltd.