



## 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-12/0375/2024/FCC/3/Amend

Date : 15 January, 2024

To

Navghar Purvrang CHS Ltd.

Existing building No. 53 & 54,  
Known as "Navghar Purvrang  
CHS Ltd." on plot bearing C.T.S.  
No. 1287 (pt.), S. No. 82/2 (pt.)  
of village Mulund, at Navghar  
Road, Tata Colony, MHADA  
Layout, Mulund (East), Mumbai -  
400 081.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 236  
Date: 15.01.2024

का. अ. / इपक (वृ. क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-125	15 JAN 2024

**Sub :** Proposed Self Re - Development of existing building No. 53 & 54, Known as "Navghar Purvrang CHS Ltd." on plot bearing C.T.S. No. 1287 (pt.), S. No. 82/2 (pt.) of village Mulund, at Navghar Road, Tata Colony, MHADA Layout, Mulund (East), Mumbai - 400 081.

Dear Applicant,

With reference to your application dated 12 March, 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 Self Re - Development of existing building No. 53 & 54, Known as "Navghar Purvrang CHS Ltd." on plot bearing C.T.S. No. 1287 (pt.), S. No. 82/2 (pt.) of village Mulund, at Navghar Road, Tata Colony, MHADA Layout, Mulund (East), Mumbai - 400 081.**

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. 24 July, 2024

Issue On : 28 July, 2020

Valid Upto : 27 July, 2021

Application No. : MH/EE/(BP)/GM/MHADA-12/0375/2020/CC/1/Old

Remark :

This Commencement Certificate is issued upto Plinth Level i.e ht. 0.60 mt. AGL as per approved Zero FSI IOA plan vide No. EE/BF Cell/G.M./MHADA-12/375/2019 dt. 26/09/2019.

Issue On : 02 November, 2021

Valid Upto : 27 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-12/0375/2021/FCC/1/New

Remark :

This Further C.C. is now extended upto top of 5th floors residential of Wing- A & B, each wing having Part Ground floor for Entrance lobby + Part Stilt floor for car parking & Puzzle Car parking system upto 1st Floor level + 1st to 2nd Podium floor for surface Car parking + 3rd Podium floor for Fitness Centre & Car lift Machine Room + 1st to 5th upper Residential Floor with total building ht. 26.45 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 23.07.2021 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA- 12/375/2021.

Issue On : 22 July, 2022

Valid Upto : 24 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-12/0375/2022/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 16th upper floors of Wing- A & B, each wing having Part Ground floor for Entrance lobby + Part Stilt floor for car parking & Puzzle Car parking system upto 1st Floor level + 1st to 2nd Podium floor for surface Car parking + 3rd Podium floor for Fitness Centre & Car lift Machine Room + 1st to 16th upper Residential Floor with total building ht. 58.35 mt. from general ground level to terrace level as per last approved Amended plans issued by MHADA on dated- 11.01.2022 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-12/375/2021.

Issue On : 13 January, 2023

Valid Upto : 24 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-12/0375/2023/FCC/2/Amend

Remark :

This CC is granted for vertical extension for Wing A and Wing B {i.e.Wing 'A' upto 20th floor & is consist of Part Ground & Part Stilt Floor for Mechanized Pit type puzzle parking system + 1st Floor is partly used for Fitness Centre & Wing B upto 19th floor from as per last approved Amended plans issued by MHADA on dated- 11.01.2022 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-12/375/2022 }

Issue On : 15 January, 2024

Valid Upto : 24 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-12/0375/2024/FCC/3/Amend

Remark :

This Full CC is granted for vertical extension from 19th floor to 20th upper Residential Floor with total building ht. 69.95 mt. AGL + LMR + OHT for Wing 'A' {i.e.Wing- A & B. Wing 'A' & 'B' is consist of Part Ground & Part Stilt Floor for Mechanized Pit type puzzle parking system + 1st Floor is partly used for Fitness Centre & Partly used for Residential Flats + 2nd to 20th upper Residential Floor with total building ht. 69.95 mt. from AGL + LMR + OHT as per last approved Amended plans issued by MHADA on dated 01.01.2024 vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-12/375/2024 }.

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 shall be strictly followed on Site.

Name : Prashant  
Damodar Dhatriak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 15-Jan-2024 12:

**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 T Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE \_\_\_\_\_ Division / MB.
6. A.E.W.W T Ward MCGM.
7. A.A. & C T Ward MCGM
8. Architect / LS - Kaushik Sudhir Ghatе.
9. Secretary Navghar Purvrang CHS Ltd.

Ict/A