



## 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. E.E/BP/CELL/GM/MHADA-038/390/2019/2024/FCC/1/Amend

Date : 22 October, 2024

To

Shri. Ashok B Mehra Director of  
M/s Shikara construction Pvt.Ltd.

Suman Nagar ,Chembur (E)  
Mumbai

का. अ. / इपक (बृ क्षे)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2483	28 OCT 2024

**Sub :** Proposed redevelopment of existing building no. 25,26 &27 known as Trilochan CHSL, On Plot Bearing C.S no 11(pt), Division Sion, at Sardar Nagar-2, Sion Koliwada MHADA Layout Mumbai – 400022.

Dear Applicant,

With reference to your application dated 15 January, 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 building no. 25,26 &27 known as Trilochan CHSL, On Plot Bearing C.S no 11(pt), Division Sion, at Sardar Nagar-2, Sion Koliwada MHADA Layout Mumbai – 400022..**

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. Rupesh M. Totewar, 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. 07 April, 2025

Issue On : 08 April, 2022

Valid Upto : 07 April, 2023

Application No. : E.E/BP/CELL/GM/MHADA-038/390/2019/2022/CC/1/Old

Remark :

This Commencement Certificate is granted up to plinth level i.e. ( Height of 0.15mt) above AGL as per approved plans Vide no.MHADA-38/390 dated 23.08.2021.

Issue On : 26 August, 2022

Valid Upto : 07 April, 2023

Application No. : E.E/BP/CELL/GM/MHADA-038/390/2019/2022/FCC/1/New

Remark :

This CC is now further granted for A wing work comprising of pt. ground floor for double height entrance lobby (ht. 5.80m), pt. for commercial Shop + Stilt for parking + 1st floor to 16th floor for residential use ( i.e. Ht. 54.25 mtr Including LMR + OHT) and D wing work comprising ground floor + Stilt for parking + 1st floor to 22nd floor for residential users ( i.e. Ht. 73.25 mtr Including LMR + OHT). As per approved Amended IOA Plan plans Vide No. MHADA -38/390 dated. 23.08.2021

Issue On : 17 October, 2022

Valid Upto : 07 April, 2023

Application No. : E.E/BP/CELL/GM/MHADA-038/390/2019/2022/FCC/1/Old

Remark :

This Further C.C. is granted upto top of 20th floor for Wing B (i.e. for height 65.85 mt. including LMR+OHT) & upto top of 20th floor for wing C (i.e. for height 65.85 mt. including LMR+OHT) including top of podium as per approved plan dtd. 23.08.2021

Issue On : 17 May, 2024

Valid Upto : -

Application No. : E.E/BP/CELL/GM/MHADA-038/390/2019/2024/FCC/1/Amend

Remark :

This C.C is Re-endorsed for Wing B & Wing C and Further extended for B wing, work comprising from 21st to 22nd floor for residential user + staircase core + LMR + OHT and C.C. issued vide u/No. MHADA-38/390/2022 dtd. 17.10.2022 for C wing is revoked from 20th floor to 18th floor and Now retained for work comprising upto 17th floor for residential users as per Amended plans Vide -MHADA-38/390/2024 dated 23.02.2024.

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 : 22 October, 2024

Valid Upto : 07 April, 2025

Application No. : E.E/BP/CELL/GM/MHADA-038/390/2019/2024/FCC/1/Amend

Remark :

Now, this C.C. is Further extended upto 23rd floor for Wing B & 18th to 23rd for Wing C for residential users (i.e. Ht. 77.55 mtr. Including LMR + OHT) as per Amended plans Vide -MHADA-38/390/2024 dated 23.02.2024.

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 Rupesh Murslihar Totewar  
Date: 22 Oct 2024 15:23:29  
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 F North Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE City Division / MB.
6. A.E.W.W F North Ward MCGM.
7. A.A. & C F North Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Trilochan CHS

ICT/A