



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-25/035/2024/FCC/1/Amend

Date : 25 April, 2024

To

Shri. Sanjay Hirji Savla and Shri.
Sheel Shirish Keniya, Partners of
M/s. S.S. Kenarc Spaces LLP.,
C.A. to The Tilak Nagar Sahyadri
Co. Op. Hsg. Soc. Ltd.

Office no.1, 1st floor, shantinah
shopping center, S.V.Road, Malad
(w), mumbai 400064.

का. अ. / इपक (वृक्षे)	
पूर्व उमनगर / प्रा.	
जावक क्र.	दिनांक
ET-737	26 APR 2024

Sub : Proposed Redevelopment of existing building No. 06 known as Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd. along with tit-bit land, R.G plot & plot no. NDR 29 situated at property bearing C.T.S. No.16 (pt.), Tilak Nagar, Chembur (West) Mumbai.

Dear Applicant,

With reference to your application dated 05 April, 2024 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. 06 known as Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd. along with tit-bit land, R.G plot & plot no. NDR 29 situated at property bearing C.T.S. No.16 (pt.), Tilak Nagar, Chembur (West) 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. 30 July, 2019

Issue On : 31 July, 2018

Valid Upto : 30 July, 2019

Application No. : MH/EE/(BP)/GM/MHADA-25/035/2018/CC/1/Old

Remark :

C.C. UPTO PLINTH AS PER ZERO FSI I.O.D. APPROVED PLANS DTD. 21.05.2018. WITH CORRECTED PLANS WITH LETTER OF APPLIGENT DTD. 27.07.2018.

Issue On : 04 May, 2021

Valid Upto : - 30 July, 2021

Application No. : MH/EE/(BP)/GM/MHADA-25/035/2021/FCC/1/Old

Remark :

This further C.C. is upto top of 16th floor for Tower A, i.e. Tower A consisting of Basement + for stack parking + U.G. Tank & Pump Room + Stilt for stack parking + Shops + 2 car lifts + Meter room + electrical sub station + Servent Toilet & 1st to 16th upper residential floors as per approved amended plan dtd. 08.01.2020.

Issue On : 25 April, 2024

Valid Upto : 30 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-25/035/2024/FCC/1/Amend

Remark :

CC Re-endorsed upto Plinth Level for Tower B & Further C.C. upto top of 15th (pt.) floor for Tower C i.e. Basement for stack parking + stilt (Pt.) for stack parking & 6 Level of Puzzle parking & Part for DG Set + Society office + 1st podium floor for Fitness center, Swimming pool open to sky & Part podium open to sky + 1st to 14th + 15th (Pt.) upper residential floors having height 51.10 Mt. AGL + LMR/OHT along with parking tower having height 51.00 Mt. as per approved Amended plans dtd. 11.09.2023.

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.

**Prashant
Damodar
Dhatrak**

Digitally signed by
Prashant Damodar
Dhatrak
Date: 2024.04.25
18:02:01 +05'30'

**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 - SAUMIL ASHWIN JHAVERI.
9. Secretary Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd

