



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-27/891/2024/FCC/2/Amend

Date : 24 September, 2024

To

Samrat Enterprises

20, Station View Building, N G
Acharya Marg, Chembur, Mumbai
- 400071

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1679	30 SEP 2024

ITC Cell, E-2976541
M. H. & A. D. Authority
Inward No.: 3540
Date: 30.09.24

Sub : Proposed re-development of the existing building no.11, known as Yashomati Co-Op Hsg Soc Ltd., on plot bearing C.T.S. No.56(pt), of Village Chembur at Shakar Nagar-1, MHADA Layout, Chembur Mumbai -71.

Dear Applicant,

With reference to your application dated 25 May, 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 re-development of the existing building no.11, known as Yashomati Co-Op Hsg Soc Ltd., on plot bearing C.T.S. No.56(pt), of Village Chembur at Shakar Nagar-1, MHADA Layout, Chembur Mumbai -71..**

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. 07 June, 2025

Issue On :	08 June, 2005	Valid Upto :	07 June, 2006
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2005/CC/1/Old		
Remark :			
CC upto Stilt slab.			

Issue On :	16 December, 2005	Valid Upto :	07 June, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2005/FCC/1/Old		
Remark :			
CC upto stilt slab as per amended plan dtd. 21/09/2005.			

Issue On :	18 November, 2008	Valid Upto :	07 June, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2008/FCC/1/Old		
Remark :			
CC upto part stilt slab & part Gr. floor (i.e plinth) as per approved amended plans dtd. 31/03/2008.			

Issue On :	05 December, 2008	Valid Upto :	07 June, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2008/FCC/1/Old		
Remark :			
Full CC (upto 2nd floor).			

Issue On :	02 June, 2010	Valid Upto :	07 June, 2011
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2010/FCC/1/Old		
Remark :			
Full CC as per approved amended plans dtd. 18/05/2010.			

Issue On :	21 February, 2012	Valid Upto :	07 June, 2012
Application No. :	MH/EE/(BP)/GM/MHADA-27/891/2012/FCC/1/Old		

Remark :

Full CC as per approved amended plans dtd. 04/01/2012.

Issue On : 30 August, 2022

Valid Upto : 07 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-27/891/2022/FCC/1/Amend

Remark :

This C.C. is re-endorse and further extended from 12th floor to 13th upper floors for residential users of ht. 41.90mtas per the approved amended plans dated 21/09/2021.

Issue On : 24 September, 2024

Valid Upto : 07 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-27/891/2024/FCC/2/Amend

Remark :

Now this Full C.C is Further extended from 14th + 15th floor for bldg. Ht. 51.25 Mt. include LMR + OHT i.e. for entire work as per approved plan dt. 21.09.2021.

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 Dhatarak
Date: 24 Sep 2024 15:17:57
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 - Jitendra Govind Dewoolkar.
9. Secretary Yashomati CHSL

