



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

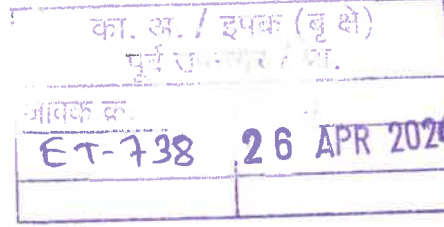
No. MH/EE/(BP)/GM/MHADA-8/823/2024/FCC/2/Amend

Date : 25 April, 2024

To

M/s. PUNEET EDIFICE PVT. LTD.

401/402, 4TH FLOOR, TULSEE
CHAMBERS, OPP. TEEN PETROL
PUMP, LBS ROAD, THANE,
MAHARASHTRA, INDIA - 400602



Sub : RE-CONSTRUCTION OF BUILDING NO.28 KNOW AS TAGORE NAGAR SANMITRA CHSL ON PLOT BEARING C.T.S NO.351(PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (E) MUMBAI-83

Dear Applicant,

With reference to your application dated 20 September, 2023 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 **RE-CONSTRUCTION OF BUILDING NO.28 KNOW AS TAGORE NAGAR SANMITRA CHSL ON PLOT BEARING C.T.S NO.351(PT), AT VILLAGE TAGORE NAGAR, VIKHROLI (E) MUMBAI-83.**

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. 06 June, 2024

Issue On : 07 June, 2021 Valid Upto : 06 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/823/2021/CC/1/Old

Remark :

This C.C is issued for work upto top of Plinth level height upto 0.30 mt. as per approved I.O.A

Issue On : 09 December, 2022 Valid Upto : 06 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/823/2022/FCC/1/New

Remark :

This C.C. is now further extended for building comprising of entrance lobby, meter room, Stilt +1st to 19th upper residential floor i.e total building height 58.59 mt. from the filled up ground level to terrace level as per last approved Amended plans issued by MHADA on dtd. 28.12.2021 vide u/no. MH/EE/(B.P.)/GM/MHADA-8/823/2021.

Issue On : 27 July, 2023 Valid Upto : 06 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/823/2023/FCC/1/Amend

Remark :

This C.C. is now re-endorsed & further extended from 19th floor to 22 (pt.) upper residential floors of wing A & B" (i.e. building comprising of wing A & B is consists of Ground floor partly use for Entrance lobby, Meter room & Stilt for car parking + 1st to 22(pt.) upper floor for residential user with total building height 67.14 mt. from AGL including LMR + OHT as per last approved Amended plans issued on dtd.28.12.2021 vide u/no.MH/EE/(B.P.)/GM/MHADA-8/823/2021).


Issue On : 25 April, 2024 Valid Upto : 06 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/823/2024/FCC/2/Amend

Remark :

This C.C. is now re-endorsed & further extended from 22nd (pt.) floor to 23rd upper residential floors of wing A & B" (i.e. building comprising of wing A & B is consists of Ground floor partly use for Entrance lobby, Meter room & Stilt for car parking + 1st to 23rd upper floor for residential user with total building height 69.99 mt. from AGL as per last approved Amended plans issued on dtd. 13.09.2023.

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.



Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 25-Apr-2024 17:

**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 S 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 S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - SUBHASH GANPATRAO PATIL.
9. Secretary TAGORE NAGAR SANMITRA CHSL

Sub