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-25/2054/2026/FCC/1/New Date : 26 October, 2026

To

Sanjay V. Ramnani

1002 Saraswati Building, 10th floor, 15th Road, Khar (West), Mumbai – 400052.

Sub : proposed Redevelopment of Cinema Theatre on Plot bearing CTS No.28(Part), S.No. 14(Part), Village Chembur, of Brihanmumbai Sahakari Cinema Theatre Ltd., Tilak Nagar, Chembur, Mumbai.

Dear Applicant,

With reference to your application dated 03 December, 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 Cinema Theatre on Plot bearing CTS No.28(Part), S.No.14(Part), Village Chembur, of Brihanmumbai Sahakari Cinema Theatre Ltd., Tilak Nagar, Chembur, 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

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. Mr. Mahesh Jadhav, 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. 19 August, 2027

Issue On : 20 August, 2025 Valid Upto : 19 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-25/2054/2025/CC/1/New

Remark :

This C.C. is granted for work upto top of plinth level as per approved IOA plan dtd. 08.07.2025.

Note: - That the Guidelines 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 in respect of control of Air Pollution.

Issue On : 26 October, 2026 Valid Upto : 19 August, 2027

Application No. : MH/EE/(BP)/GM/MHADA-25/2054/2026/FCC/1/New

Remark :

This C.C. is further extended upto top of 6th floor restricting office no. 1 to 3 on 6th floor as per approved IOA plans dtd. 08.07.2025.

Note:-
1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE-1/EE1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied

Digitally signed by Mahesh Sadhu Jadhav
Date: 26 Oct 2026 19:01:52
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 - KARAN MANOJ DAISARIA.
9. Secretary Sahakar Thatre

म्हाडा
MHADA