

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/ (B.P.)/GM/MHADA-25/048/2018

Date: **18 DEC 2018**

To

Tilak Nagar Sahajeevan Co. Op. Hsg. Soc. Ltd.

Bldg. No. 53, Tilak Nagar, Chembur,
Mumbai.

Sub:- Proposed redevelopment of existing building no. 53 along with NDR plot no. 12 on plot bearing C.T.S. No. 34(pt) of village Chembur, at Tilak Nagar, Chembur, Mumbai

- Ref.:**
1. MCGM file No. CE/5503/BPES/AM
 2. Proposal submitted by L.S. to MCGM vide his letter dtd. 06.09.2001
 3. Concession approved on 10.09.2002 by MCGM
 4. IOD was issued on 01.10.2002 by MCGM
 5. C.C. upto plinth issued on 27.06.2005 by MCGM
 6. C.C. upto 7th floor granted on 30.06.2005 by MCGM
 7. Revised concession approved on 06.07.2017 by MCGM
 8. Amended Plans were approved on 03.03.2018 by MCGM
 9. Last Amended plans were approved on 10.08.2018 by MHADA under no. MH/EE/(B.P.)/GM/MHADA-25/048/2018 dtd. 10.08.2018
 10. Application for further C.C. dtd. 04.12.2018

Sir,

With reference to your application dated 04.12.2018 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 **redevelopment of existing building no. 53 along with NDR plot no. 12 on plot bearing C.T.S. No. 34(pt) of village Chembur, at Tilak Nagar, Chembur, Mumbai.**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CE/5503/BPES/AM dated 01.10.2002, amended plans approval dated 03.03.2018 and further amended plans approval Dt. 10.08.2018 granted by MHADA and following conditions.

1. The land vacated on 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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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

(11)

have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. 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.

This C.C. is issued including Endorsement of Plinth C.C. as per approved plans dated 01.10.2002 was issued on 27.06.2005, & C.C. upto 7th floor as approved plans dated 01.10.2002 was granted on 30.06.2005 by MCGM for work.

VP & CEO / MHADA has appointed Shri. Rajeev Sheth, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Hence, further C.C. for Wing B extended upto top of 11th floors (i.e. Wing B consist of Ground + 1st to 11th upper floors) as per approved amended plans dated 10.08.2018.

This further CC is valid upto dt. **25 JUN 2019**


(Rajeev Sheth)

**Executive Eng./B.P. Cell
Greater Mumbai/MHADA**

Copy to :


- 1) E.E.(Kurla Division).
- 2) Dy. A & C. E.S.
- 3) A.E.W.W. "M/W" Ward
- 4) Assistant Commissioner "M/W" Ward.
- 5) L.S. Shri. Sachin S Sulkude


(Rajeev Sheth)

**Executive Engineer / B.P. Cell /
Greater Mumbai MHADA**


NO. MH/EE/CRP/GM/MHADA-25/048/2019
Date- 05 NOV 2019

COMMENCEMENT certificate for wing 'A'
i.e. cc up to plinth as per approved Amended
plans dtd- 10. Aug 2018.


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51


NO. MH/EE/CRP/GM/MHADA-25/048/2021
Date:- 08 APR 2021

Re-endorsement of plinth cc for wing 'A'
as per approved amended plans dtd- 25/03/2021


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51

NO. MH/EE/CRP/GM/MHADA-25/048/2021
Date:- 4 MAY 2021

THIS further cc upto top of 14th Floor i.e. Wing 'A' consist
of Ground LPT + 8th FLD + 1st to 14th upper floors & re-endorsement
of cc of wing 'B' consist of Ground + 1st + 11th upper floors
as per approved amended plans dtd- 25/03/2021


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51