



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/BPCCELL/GM/MHADA-25/270/2021/FCC/2/Amend

Date : 03 November, 2021

To

Tilak Nagar CHS Ltd

Building No. 80 at Tilak Nagar
Chembur (E) Mumbai- 400 089.

Sub : Proposed Redevelopment of existing building No. 80 known as Tilak Nagar Jaihind CHS Ltd. On plot bearing C.T.S. No. 13 (pt.), of village chembur and C.T.S No. 506 (pt.) of village kirol situated at Tilak Nagar, MHADA Layout Chembur Mmbai-400089.

Dear Applicant,

With reference to your application dated 04 November, 2020 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. 80 known as Tilak Nagar Jaihind CHS Ltd. On plot bearing C.T.S. No. 13 (pt.), of village chembur and C.T.S No. 506 (pt.) of village kirol situated at Tilak Nagar, MHADA Layout Chembur Mmbai-400089. .**

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. A N Rathod, 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 December, 2020

Issue On : 08 December, 2007 Valid Upto : 07 December, 2008

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2019/CC/1/Old

Remark :

CC upto plinth as per approved IOA plans dated 08.12.2006.

Issue On : 17 June, 2015

Valid Upto : 07 December, 2016

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2015/FCC/1/Old

Remark :

CC upto plinth & Further C.C. upto 7th floor for wing A & B as per approved amended plans dated 14.08.2014.

Issue On : 06 April, 2017

Valid Upto : 07 December, 2017

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2017/FCC/1/Old

Remark :

Full C.C. as per approved amended plan dated 06.03.2017

Issue On : 17 May, 2019

Valid Upto : 07 December, 2019

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2019/FCC/1/Old

Remark :

This CC is Now extended for wing 'A' comprising of stilt (pt.) for parking for shop + 1st to 15th upper floors with Ht. 47.8. including OHT & LMR. & wing 'B' stilt (pt.) for parking + Ground (pt.) for shop + 1st to 13th upper floor for residential use with Ht. 41.60 Mt. a per approved amended plans dated 10.04.2019.

Issue On : 12 November, 2020

Valid Upto : 07 December, 2020

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2020/FCC/1/Amend

Remark :

This C.C. is further extended for the work of wing A & Wing B for building comprising of Stilt (pt.) for parking + Ground (pt.) for shop + 1st to 15th Upper residential floors) i.e ht. 47.80 mt. AGL + LMR + OHT and Plinth CC i.e. ht. 0.15 mt. AGL of Wing C as per approved amended plan dtd. 23.10.2020.

NOTE: Applicant / Owner/ Architect must follow all the GRs/ Circulars/ Guidelines issued by GoM/ Mhada/ MCGM for the Pandemic

Issue On : 03 November, 2021

Valid Upto : 07 December, 2021

Application No. : MH/EE/BPCELL/GM/MHADA-25/270/2021/FCC/2/Amend

Remark :

This C.C. is further extended for the work of top of 3rd floor of wing C i.e. building comprising of Stilt (pt.) for Parking + 1st to 3rd upper floor along with parking tower as per approved amended plan dtd. 23.10.2020."

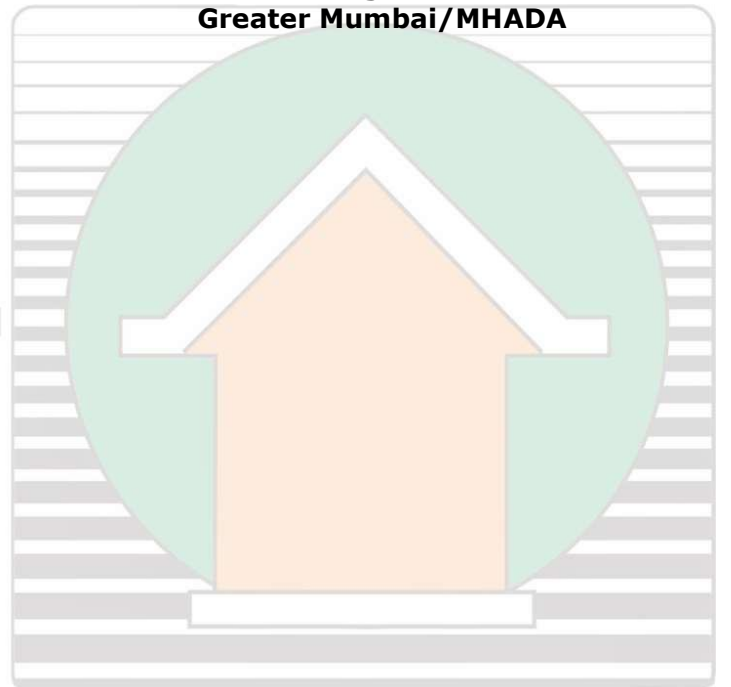
Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner M West Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W M West Ward MCGM.
6. A.A. & C M West Ward MCGM
7. Architect / LS - Sachin Kashinath Rakshe.
8. Secretary TILAK NAGAR JAIHIND CHSL

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



MHADA