



**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.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/ (B.P.)/GM/MHADA-8/ 371 /2019

Date: 19 SEP 2019

To

Tagore Nagar Nalanda Co. Op. Hsg. Soc. Ltd.,  
Bldg. No. 18, Tagore Nagar, Vikhroli (East), Mumbai.

- Sub:** Proposed redevelopment of existing bldg. no. 18 along with O. B. no. 7 & 8 known as Tagore Nagar Nalanda Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 352 (pt) of village Hariyali, at Tagore Nagar, Vikhroli (E), Mumbai.
- Ref.: 1.** Amended Plans were approved under no. CE/1191/BPES/AS dtd. 25.01.2018
- 2.** Architect's application for further C.C. dtd. 01.02.2019

Dear Applicant,

With reference to your application dated 01.03.2019 for development permission and grant of Plinth 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 bldg. no. 18 along with O. B. no. 7 & 8 known as Tagore Nagar Nalanda Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 352 (pt) of village Hariyali, at Tagore Nagar, Vikhroli (E), Mumbai

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 04.07.2018 granted by MHADA and following conditions.

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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 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.

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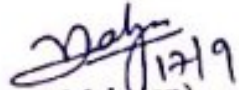
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

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

This C.C. is issued including Endorsement of Plinth C.C. issued on 13.08.2010, Further C.C dtd. 26.05.2016 issued by MCGM.

Hence, further C.C. extended up to top of 4th floors (i.e. Wing B Stilt + 1<sup>st</sup> to 4<sup>th</sup> upper floor) as per approved amended plans dtd. 25.01.2018.

This CC is valid upto dt. 12.08.2020.

  
(Dinesh Mahajan)  
Executive Eng./B.P. Cell  
Greater Mumbai/MHADA

~~NO MCGM~~

NO. M4/EE(BD)/GM/M4ADA-B/371/2019

Date:- 17 DEC 2019

FURTHER CC for wing B consist of stilt +  
1st to 15th upper floors as per approved amended  
plans dated- 25/02/2018.

  
EXECUTIVE ENGINEER/ PA/A  
M.H. & A.D. AUTHORITY  
GRIHA NERMAN BHAVAN,  
DAI....., MUMBAI-51