



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-8/902/2023/FCC/1/Amend

Date : 26 June, 2023

To

M/s Adityaraj Royale C.A. to
Tagore Nagar Shivchhaya CHS
Ltd.

101/102,1st floor, Building No.3,
Purnima Pride, Tagore Nagar,
Vikhroli(E), Mumbai - 400 083

Sub : Proposed redevelopment of building No.29 known as "Tagore Nagar Shivchhaya CHS Ltd." on plot bearing C.T.S.No.351(Pt.) of Village Hariyali at Tagore Nagar, Vikhroli(E). Mumbai - 400083

Dear Applicant,

With reference to your application dated 19 July, 2022 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 building No.29 known as "Tagore Nagar Shivchhaya CHS Ltd." on plot bearing C.T.S.No.351(Pt.) of Village Hariyali at Tagore Nagar, Vikhroli(E). Mumbai -400083.**

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. 24 November, 2023

Issue On : 25 November, 2021

Valid Upto : 24 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/902/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved IOA plans dated 04/10/2021

Issue On : 27 July, 2022

Valid Upto : 24 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-8/902/2022/FCC/1/New

Remark :

This C.C. issued for work of building consisting of two wings i.e. Wing 'A' comprising of Stilt (Part) for parking + Ground (Part) for shops & utilities + 1st floor for offices + 2nd to 19th upper floors for residential use and Wing 'B' comprising of Ground (Part) for shops & utilities + 1st floor for offices + 2nd to 19th upper floors for residential use with parking tower as per approved amended plans dated 29/12/2021.

Issue On : 26 June, 2023

Valid Upto : 24 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/902/2023/FCC/1/Amend

Remark :

This full C.C. issue for work of building consisting of two wings i.e. Wing 'A' comprising of Stilt (Part) for parking + Ground (Part) for shops & utilities + 1st floor for offices + 2nd to 22nd upper floors for residential use with height 68.90 mt. and Wing 'B' comprising of + Ground (Part) for shops & utilities + 1st floor for offices + 2nd to 22nd upper floors for residential use with height 68.90 mt. + OHT & LMR with parking tower as per the approved amended plans dated 29/12/2021.



Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 26-Jun-2023 14:

**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.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - Ankit M. Makani.
8. Secretary Tagore Nagar Shivchhaya CHS Ltd

पुणे
MHADA



