



# 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-25/975/2024/FCC/2/Amend

Date : 26 November, 2024

To

M/s. Real Infrastructure Co. C.A.  
to Tilak Nagar Siddheshwar CHS  
Ltd.

101, Real Tech Park, Plot No.  
39/2, Sector-30/A, Vashi, Navi  
Mumbai-400 703.

का. अ. / इपक (वृक्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-2000	27 NOV 2024

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 4270  
Date: 27.11.24

**Sub :** Proposed redevelopment of existing building No. 37, known as Tilak Nagar Siddheshwar CHS Ltd. on plot bearing C.T.S. No. 32 (pt.)/16 to 27, at Village Tilak Nagar, Chembur, Mumbai- 400089.

Dear Applicant,

With reference to your application dated 26 April, 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 **Proposed redevelopment of existing building No. 37, known as Tilak Nagar Siddheshwar CHS Ltd. on plot bearing C.T.S. No. 32 (pt.)/16 to 27, at Village Tilak Nagar, Chembur, Mumbai- 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 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 extension 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

misrepresentation and the appellant and every person deriving title through or under him in such event shall be deemed to have carried out the development work in contravention of section 43 & 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. Prashant Dhattrak, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 11 September, 2025

Issue On : 12 September, 2022 Valid Upto : 11 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-25/975/2022/CC/1/New

Remark :

This C.C. issued upto Plinth level as per approved Zero FSI IOA plan dtd. 22.12.2021.

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Issue On : 01 January, 2024 Valid Upto : 11 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-25/975/2023/FCC/1/New

Remark :

This C.C. further extended up to top of 3rd floor of Wing B. (i.e. 2nd level Basement for car parking + Stilt (part) for parking + 1st (pt.) for Fitness Center + Society office & Part for Residential + 2nd to 3rd upper floors) as per approved Amended plans dtd. 23.02.2023.

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.

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Issue On : 10 April, 2024 Valid Upto : 11 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-25/975/2024/FCC/1/Amend

Remark :

This C.C. further extended up to top of 11th floor of Wing & Wing B. (i.e. Wing A Consist of 2 level Basement for Car parking + Ground (Part) for shops + Stilt (part) for parking + 1st (pt.) for Fitness Centre & Part for Residential + 2nd to 11th upper floor and Wing B Consist of 2 level Basement for car parking + Stilt (part) for parking + 1st (pt.) for Fitness Center + Society office & Part Residential + 2nd to 11th upper floor upper floors) as per approved Amended plans dtd. 23.02.2023.

Note:-

That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

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Issue On : 26 November, 2024 Valid Upto : 11 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-25/975/2024/FCC/2/Amend

Remark :

This C.C. further extended upto top of 16th floor of Wing A & Wing B (including LMR/OHT) (i.e. Wing A Consist

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of two level Basement for Car parking + Ground (Part) for shops + Stilt (part) for parking + 1st (pt.) for Fitness Centre & Part for Residential + 2nd to 16th upper floors and Wing B Consist of Two level Basement for car parking + Stilt (part) for parking + 1st (pt.) for Fitness Centre + Society office & Part for Residential + 2nd to 16th upper floors as per approved Amended plans dtd. 07.11.2024.

Note:-

That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.



Digitally signed by Prashant Damodar Dhatarak  
Date: 26 Nov 2024 15:56:44  
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 - Sachin Kashinath Rakshe.
9. Secretary Tilak Nagar Siddheshwar CHS Ltd.

