



## 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-22/1084/2025/FCC/2/Amend

Date : 04 July, 2025

To

M/s Raghav Raj Builders &  
Developers LLP CA to Owner  
Nehru Nagar Priti Sagar CHS Ltd.

A-710 Crystal Plaza, Opp infinity  
Mall, Andheri Link Road Andheri  
West Mumbai 400053

**Sub :** Proposed redevelopment of Existing building No. 140 known as Nehru Nagar Priti Sagar CHS Ltd. on plot bearing C.T.S. No. 2 (pt), S. No. 229, of village Kurla III, at Nehru Nagar, Kurla (East), Mumbai - 400024.

Dear Applicant,

With reference to your application dated 11 November, 2024 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. 140 known as Nehru Nagar Priti Sagar CHS Ltd. on plot bearing C.T.S. No. 2 (pt), S. No. 229, of village Kurla III, at Nehru Nagar, Kurla (East), Mumbai - 400024..**

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. Prashant Dhatrak, 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. 10 May, 2026

Issue On : 11 May, 2022 Valid Upto : 10 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/1084/2022/CC/1/New

Remark :

This C.C. is granted upto top of Plinth level, as approved Zero FSI I.O.A. plan dtd. 04.04.2022.

Issue On : 12 April, 2023 Valid Upto : 10 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/1084/2023/FCC/1/New

Remark :

This Further C.C. is granted for Basement + Stilt floor + 1st to top of 15th upper floors for Residential user for ht.46.12 , as per approved plan dt. 28.02.2023

Issue On : 14 December, 2023 Valid Upto : 10 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/1084/2023/FCC/1/Amend

Remark :

This Full C.C. of Basement + Stilt floor + 1st to top of 17th upper floors for Residential user + top of parapet wall i.e. for ht.52.77 Mt. AGL., as per approved plan dt.28.02.2023.

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 shall be strictly followed on Site.

Issue On : 04 July, 2025 Valid Upto : 10 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-22/1084/2025/FCC/2/Amend

Remark :

This C.C. is Re-endorsed upto top of 17th floor (i.e., Basement + Stilt floor + 1st to 17th upper floors with total height of 51.72 Mt. AGL + LMR/OHT) as per approved amended plans dtd. 29.11.2024.

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.

**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 L 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 L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - Mehulkumar Hemubhai Vaghela.
9. Secretary Nehru Nagar Priti Sagar CHS Ltd.

