



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-25/350/2026/FCC/2/Amend

Date : 01 July, 2026

To

SrushtiRaj Enterprises India Ltd.

102/4C, Kalpataru Riverside Park,
Panvel, Raigad - 410206

Sub : Proposed redevelopment of building no. 103 on plot bearing C.T.S. No. 507(pt.) of Village Kirol at Tilaknagar MHADA Layout, Chembur, Mumbai. (MHADA-25/350/2023) (For M/s. SrushtiRaj Ent.)

Dear Applicant,

With reference to your application dated 08 May, 2023 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. 103 on plot bearing C.T.S. No. 507(pt.) of Village Kirol at Tilaknagar MHADA Layout, Chembur, Mumbai. (MHADA-25/350/2023) (For M/s. SrushtiRaj Ent.).**

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. Mr. Mahesh Jadhav, 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. 15 November, 2026

Issue On : 24 February, 2016 Valid Upto : 23 February, 2017
Application No. : MH/EE/(BP)/GM/MHADA-25/350/2016/CC/1/Old
Remark :
This CC is granted for the work upto plinth level.

Issue On : 05 January, 2017 Valid Upto : 04 January, 2016
Application No. : MH/EE/(BP)/GM/MHADA-25/350/2016/FCC/1/Old
Remark :
The Commencement certificate is for carrying out the work up to Plinth CC is Re-endorsed as proposed.

Issue On : 09 January, 2017 Valid Upto : 08 January, 2018
Application No. : MH/EE/(BP)/GM/MHADA-25/350/2016/FCC/1/Old
Remark :
Full C.C. up to 7th floor as per the approved amended IOD plan dated. 22/12/2016

Issue On : 10 January, 2020 Valid Upto : 09 January, 2021
Application No. : MH/EE/(BP)/GM/MHADA-25/350/2019/FCC/1/Old
Remark :
This Further Commencement Certificate is issued for building comprising of Wing 'A' - Stilt for parking + 1st to 8th upper floor & Wing 'B' - Stilt for parking + 1st to 7th upper floor for residential user.

Issue On : 05 December, 2022 Valid Upto : 15 November, 2023
Application No. : MH/EE/(BP)/GM/MHADA-25/350/2022/FCC/1/Old
Remark :
This CC is now further extended for work of building consisting of Wing 'A' - Stilt for parking + 1st to 10th upper floors & Wing B - Stilt for parking + 1st to 9th + 10th(pt.) for residential user as per amended plans dtd 23.07.2019

Issue On : 07 August, 2023 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-25/350/2023/FCC/1/Amend

Remark :

This C.C. is now further extended for work of building consisting of Wing 'A'-Stilt for parking + 1st to 11th upper floors & Wing B – Stilt for parking + 1st to 11th for residential user as per amended plans dtd 23.03.2023

Issue On : 01 July, 2026

Valid Upto : 15 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-25/350/2026/FCC/2/Amend

Remark :

This C.C. is now further extended for work of building consisting of Wing 'A' and Wing 'B' having Stilt for parking + 1st to 14th upper floors as per amended plans dtd 21.01.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC vide No. 214 & 14449, dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No.ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.



Digitally signed by Mahesh Sadhu Jadhav
Date: 01 Jul 2026 13:48:47
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 - IQBAL SINGH .
9. Secretary _____