



## 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-29/1131/2026/FCC/5/Amend

Date : 06 February, 2026

#### **To**

M/s. Tigon Realty Pvt. Ltd. C.A.  
to Subhash Nagar Sagar CHS  
Ltd.

Unit No. 411, 4th Floor, Swastik  
Chamber, C.S.T. Road, Chembur  
(East) Mumbai-400071.

**Sub :** Proposed redevelopment of existing building no. 46 known as Subhash Nagar Sagar CHS Ltd. on plot bearing C.T.S. No. 828/84 to 828/93 of Village Chembur at Subhash Nagar, Chembur (East), Mumbai- 400071.

Dear Applicant,

With reference to your application dated 27 October, 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 existing building no. 46 known as Subhash Nagar Sagar CHS Ltd. on plot bearing C.T.S. No. 828/84 to 828/93 of Village Chembur at Subhash Nagar, Chembur (East), Mumbai-400071..**

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. 29 August, 2026

Issue On : 30 August, 2022

Valid Upto : 29 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2022/CC/1/New

Remark :

This C.C. issued upto Plinth level as per approved Zero FSI IOA plans dtd. 15.06.2022.

Issue On : 30 October, 2023

Valid Upto : 29 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2023/FCC/1/New

Remark :

This Further C.C. Extend up to top of 4th floor of i.e. Basement (pt.) for Pump Room + Ground (Pt.) for Shops + Stilt for parking + 1st to 4th upper floor along with parking tower as per approved amended plans dtd. 20.07.2023.

Issue On : 18 March, 2024

Valid Upto : 29 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2024/FCC/1/Amend

Remark :

This Further C.C. Extend up to top of 6th floor of i.e. Basement (pt.) for Pump Room + Ground (Pt.) for Shops + Stilt for parking + 1st to 6th upper floor along with parking tower as per approved amended plans dtd. 20.07.2023.

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.

Issue On : 29 July, 2024

Valid Upto : 29 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2024/FCC/2/Amend

Remark :

This commencement certificate is Further Extend up to top of 9th floor of i.e. Basement (pt.) for Pump Room + Ground (Pt.) for Shops + Stilt for parking + 1st to 9th upper floor along with parking tower as per approved amended plan dtd. 20.07.2023.

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.

Issue On : 04 November, 2024

Valid Upto : 29 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2024/FCC/3/Amend

Remark :

This C.C. Re-endorsed upto top of 9th floor & Further extended upto top of 14th floor of i.e. Basement (pt.) for Pump Room + Ground (Pt.) for Shops + Stilt for parking +1st to 14th upper floor along with parking tower as per approved amended plan dtd. 31.10.2024.

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.

Issue On : 07 February, 2025

Valid Upto : 29 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2025/FCC/4/Amend

Remark :

This C.C. further extended upto top of 16th (Pt.) floor (including LMR/OHT) along with parking tower as per approved amended plans dtd. 31.10.2024.

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.

Issue On : 06 February, 2026

Valid Upto : 29 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-29/1131/2026/FCC/5/Amend

Remark :

This C.C. further extended upto top of 16th floor (including LMR/OHT) along with parking tower as per approved amended plans dtd. 23.12.2025.

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.

MHADA



Digitally signed by Mahesh Sadhu Jadhav  
Date: 06 Feb 2026 17:10:31  
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 Subhash Nagar Sagar CHS Ltd

महाडा  
MHADA

