



## 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-27/1077/2025/FCC/1/Amend

Date : 03 July, 2025

#### **To**

Chembur Mansa Co-op Housing  
Society Ltd

Chembur Mansa Co-op Housing  
Society Ltd,Bulding No  
13,Sahakar  
Nagar,Chembur,Mumbai 400071.

**Sub :** Proposed Redevelopment of Existing Building No 13 , Known as Chembur Mansa Co-op Housing Society Ltd on plot bearing C.T.S No 56(part) of Village Chembur, at Sahakar Nagar, Chembur, Mumbai

Dear Applicant,

With reference to your application dated 15 November, 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 Existing Building No 13 , Known as Chembur Mansa Co-op Housing Society Ltd on plot bearing C.T.S No 56(part) of Village Chembur, at Sahakar Nagar, Chembur, Mumbai.**

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 & CFO, 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 Dhattrak, 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. 22 March, 2026

Issue On : 23 March, 2007

Valid Upto : 22 March, 2008

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2007/CC/1/Old

Remark :

CC up to stilt slab level.

Issue On : 27 September, 2007

Valid Upto : 22 March, 2008

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2007/FCC/1/Old

Remark :

Fcc Stilt (pt)+ gr (pt)+ 1st to 2nd upper floor.

Issue On : 30 November, 2007

Valid Upto : 22 March, 2008

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2007/FCC/1/Old

Remark :

Stilt +2nd + 3th (pt) upper floor.

Issue On : 01 April, 2014

Valid Upto : 22 March, 2015

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2014/FCC/1/Old

Remark :

CC upto 5th floor top level slab as per Approved Amended plan dtd 07.03.2014.

Issue On : 04 September, 2014

Valid Upto : 22 March, 2015

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2014/FCC/1/Old

Remark :

Full CC as per the approved amend plan. dtd 07.01.2014.

Issue On : 03 July, 2025

Valid Upto : 22 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-27/1077/2025/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 10th upper residential floors {i. e. proposed building Comprising Gr. (pt) for shops + Stilt (pt) + 1st to 10th upper residential floors with a total height of 36.50 mtrs. from ground level to terrace level as per last approved Amended plans issued by MHADA dated 16/03/2022 u/no. MH / EE / (B.P.) Cell / GM / MHADA 27/1077 /2022.

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.

Digitally signed by Prashant Damodar Dhatriak  
Date: 03 Jul 2025 15:10:58  
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 - Yogesh Soma Kanagal.
9. Secretary Chembur Mansa Co-op Housing Society Ltd

