



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-25/386/2020/FCC/1/Amend

Date : 02 December, 2020

To

M/s. Sanket Realtors

B-24, Room No. 5, BMC colony,
Link Road, Goregoan (West)
Mumbai- 400104.

Sub : Proposed Re-development of existing building. No. 91, known as Tilak Nagar Deepmandir CHS Ltd along with NDR 3 on plot bearing C.T.S. No. 11 (pt.), of Village Chembur at Tilak Nagar MHADA Colony, Chembur Mumbai- 400089.

Dear Applicant,

With reference to your application dated 25 November, 2020 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 Re-development of existing building. No. 91, known as Tilak Nagar Deepmandir CHS Ltd along with NDR 3 on plot bearing C.T.S. No. 11 (pt.), of Village Chembur at Tilak Nagar MHADA Colony, 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 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. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This further CC is valid upto dt. 02 March, 2021

Issue On : 20 April, 2005

Valid Upto : 02 March, 2006

Application No. : MH/EE/(BP)/GM/MHADA-25/386/2005/CC/1/Old

Remark :

CC Upto Stilt Slab.

Issue On : 05 August, 2005

Valid Upto : 02 March, 2006

Application No. : MH/EE/(BP)/GM/MHADA-25/386/2005/FCC/1/Old

Remark :

Plinth CC as per Amended Plan dated 08.06.2005.

Issue On : 16 September, 2005

Valid Upto : 02 March, 2006

Application No. : MH/EE/(BP)/GM/MHADA-25/386/2005/FCC/1/Old

Remark :

Full CC as per Amended plans dated 08.06.2005.

Issue On : 31 July, 2014

Valid Upto : 02 March, 2015

Application No. : MH/EE/(BP)/GM/MHADA-25/386/2013/FCC/1/Old

Remark :

CC upto 12th floor level of Wing A & B as per approved amended plans dated 26.02.2014.

Issue On : 28 January, 2015

Valid Upto : 02 March, 2015

Application No. : MH/EE/(BP)/GM/MHADA-25/386/2014/FCC/1/Old

Remark :

Full CC of Wing A & B as per approved amended plans dated 26.02.2014.

Issue On : 02 December, 2020

Valid Upto : 02 March, 2021

Remark :

The C.C is issued upto plinth for wing C as per Amended plans dtd. 11.10.2019.

NOTE: Applicant / Owner/ Architect must follow all the GR's/ Circulars/ Guidelines issued by GoM/ Mhada/ MCGM for the Pandemic period of Covid-19

**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.

Copy to :-

4. EE _____ Division / MB.
5. A.E.W.W M West Ward MCGM.
6. A.A. & C M West Ward MCGM
7. Architect / LS - Sachin Kashinath Rakshe.
8. Secretary Tilak Nagar Deepmandir CHS Ltd.

