

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-25/266/2022/FCC/1/Amend

Date : 19 April, 2022

To

M/s. S3 Formeet Realtors LLP
C.A. to Tilak Nagar Manisha
Vishnu CHS Ltd.

Sanghvi S3 Group, S3 level, 7th
floor, 9 Hazarimal Somani Marg,
Near CSMT station, Fort Mumbai
- 400 001.

Sub : Proposed redevelopment of existing building no. 118 Known as Tilak Nagar Manisha Vishnu CHS. Ltd. on plot bearing C.T.S. No. 1832(pt.), of Village Chembur at Tilak Nagar, Chembur (West), Mumbai - 400 089.

Dear Applicant,

With reference to your application dated 03 April, 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. 118 Known as Tilak Nagar Manisha Vishnu CHS. Ltd. on plot bearing C.T.S. No. 1832(pt.), of Village Chembur at Tilak Nagar, Chembur (West), Mumbai - 400 089..**

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. A N Rathod, 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. 30 June, 2022

Issue On : 01 July, 2019

Application No. : MH/EE/(BP)/GM/MHADA-25/266/2019/CC/1/Old

Remark :

This CC is issued upto plinth as per approved IOA plans dated 09.04.2019

Valid Upto : 30 June, 2020

Issue On : 04 May, 2021

Application No. : MH/EE/(BP)/GM/MHADA-25/266/2021/FCC/1/Old

Remark :

This Further C.C. upto top of 4th floor i.e. building comprising of Basement (Part) + Stilt (Part) for stack parking with pit & pit type puzzle car parking + 1st to 4th upper floor as per approved amended plan dtd. 23.03.2021.

Valid Upto : 30 June, 2021

Issue On : 28 October, 2021

Application No. : MH/EE/(BP)/GM/MHADA-25/266/2021/FCC/1/Old

Remark :

Further C.C. extend upto top of 13th floor i.e. building comprising of Basement (Part) + Stilt (Part) for stack parking with pit & pit type puzzle car parking + 1st to 13th upper floor as per approved amended plan dtd. 11.08.2021.

Valid Upto : 30 June, 2022

Issue On : 19 April, 2022

Valid Upto : 30 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-25/266/2022/FCC/1/Amend

Remark :

This C.C. is further extended for building comprising of Basement (Part) + Stilt (Part) for stack parking with pit & pit type puzzle car parking + Ground (Pt.) for shop + 1st to 15th upper floors for Residential User + fitness Centre on terrace floors as per approved amended plan dtd. 16.03.2022.

**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 Kurla 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 Manisha Vishnu CHS Ltd.

म्हाडा
MHADA

