



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-87/1264/2025/FCC/2/Amend

Date : 07 March, 2025

To

M/s. Modi Realty Developer Pvt. Ltd. C.A. to Ajinkyatara Co.Op. Hsg. Soc. Ltd.

Prem Sagar, plot No.57, N.S.
Road No.03, Juhu Scheme, Vile Parle (W), Mumbai – 400 056.

Sub : Proposed redevelopment of existing building no. 04, known as Ajinkyatara CHSL of plot bearing C.T.S. no.1665A(pt.) & 1663B(pt.) at Shailendra Nagar, S.V. Road, at Village Dahisar, Dahisar (E), Mumbai – 400 068.

Dear Applicant,

With reference to your application dated 21 January, 2025 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. 04, known as Ajinkyatara CHSL of plot bearing C.T.S. no.1665A(pt.) & 1663B(pt.) at Shailendra Nagar, S.V. Road, at Village Dahisar, Dahisar (E), Mumbai – 400 068.**

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. Rupesh M. Totewar, 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. 27 April, 2025

Issue On : 28 April, 2023

Valid Upto : 27 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-87/1264/2023/CC/1/New

Remark :

This C.C. is granted for work upto Plinth level i.e. height upto 0.15 mt. AGL as per approved plans dtd.05.04.2023

Issue On : 19 October, 2023

Valid Upto : 27 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-87/1264/2023/FCC/1/New

Remark :

This C.C. re-endorsed further extended up to top of 15th upper floor of Wing 'A' & Wing 'B' i.e., Proposed building Comprising of Two Wings Wing 'A' & Wing 'B'. Wing 'A' having Stilt Floor (pt.) for Entrance lobby, meter room and part for parking + 1st to 15th upper residential floor with a total height of 47.85mtr. From AGL upto Terrace level and Wing 'B' having Part Basement (-04.68mtr) for pump room + Stilt (pt.) for Meter room, entrance lobby and part for car Parking + 1st 15th upper residential floor with a total height of 47.85mtr. From AGL upto Terrace level as per last approved amended plans issued vide u.no.Cell/GM/MHADA-87/1264/2023 dtd.05.04.2023.

Issue On : 01 October, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-87/1264/2024/FCC/1/Amend

Remark :

This C.C. is now further extended up to top of 17th upper residential floors {i.e. proposed building Comprising of Two Wings Wing 'A' & Wing 'B'. Wing 'A' having Stilt Floor (pt.) for Entrance lobby, meter room and part for parking + 1st to 17th upper residential floor with a total height of 53.65 mtr. From AGL upto Terrace level and Wing 'B' having Part Basement (-04.68mtr) for pump room + Stilt (pt.) for Meter room, entrance lobby and part for car Parking + 1st 17th upper residential floor with a total height of 53.65 mtr. From AGL upto Terrace level as per IOA plans issued vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-87/1264/2023 dated- 05.04.2023.

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 : 07 March, 2025

Valid Upto : 27 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-87/1264/2025/FCC/2/Amend

Remark :

This C.C. is Now Further extended for Wing 'A' & 'B' 18th floor and 19th upper Residential Floor with total building ht.61.45 mt. including OHT from AGL upto terrace level as per last IOA plans issued by MHADA on dtd-05.03.2025 vide u/no. MH/EE/B.P.Cell/GM/MHADA-87/1264/2025.

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.



**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 R North Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R North Ward MCGM.
7. A.A. & C R North Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Ajinkyatara Co.Op. Hsg. Soc. Ltd.

