महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

म्हाडा MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government resolution no. TPB-4315/167/CR-51/2018/UD-11 dtd. 23/05/2018)

COMMENCEMENT CERTIFICATE FOR ZERO FSI

No. EE/BP/GM/**MHADA-22/114/2018**
DATE- 29 DEC 2018

To
M/s. Ashapurti CHSL.
Building no. 144, plot bearing CTS no. 2 (pt) of village Kurla - III,
at Nehru Nagar MHADA layout, Nehru Nagar,
Kurla (East), Mumbai - 400024

Subject: Proposed redevelopment of existing building no. 144 known as Ashapurti CHSL on plot bearing CTS no. 2 (pt) of village Kurla - III, at Nehru Nagar MHADA layout, Nehru Nagar, Kurla (East), Mumbai - 400024.

Ref: 1. No. EE/BP/GM/MHADA-22/114/2018 IOD dtd. 20.10.2018
2. Application from L.S. for plinth CC dtd. 21.12.2018

Sir,

With reference to your application dated 21.12.2018 for development permission and grant of 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 erect a building **on plot bearing CTS no. 2 (pt) of village Kurla - III, at Nehru Nagar MHADA layout, Nehru Nagar, Kurla (East), Mumbai – 400024.**

The Commencement Certificate / Building Permit is granted subject to compliance mentioned in ZERO FSI IOA dated 20.10.2018 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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. 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.

6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:

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 43and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every per son deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Remarks:-

This ZERO FSI Plinth CC is now issued upto top of plinth i.e. for 0.15 mt. as per the approved plans dtd. 20.10.2018.

This ZERO FSI Commencement Certificate is valid upto - 28 DEC 2019

(Rajeev Sheth)
Executive Engineer/B.P. Cell
Greater Mumbai/MHADA

Copy submitted for favor of information please.

Copy to:-

1) Chief Officer/Mumbai Board
2) Sr. Arch/Mumbai Board
3) Executive Engineer/Kurla Division/Mumbai board
4) A.A. & C 'L' Ward/MCGM
5) A.E.W.W. 'L' Ward/MCGM
6) L. S. Shri. Mehul H. Waghela of M/s. Creative Consultancy.

(Rajeev Sheth)
Executive Engineer/B.P. Cell
Greater Mumbai/MHADA

Building A.C.S. to ZERO plinth at W.L.-1 Wing N.B.T.