Builders.

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB/4315/167/CR-51/2015/UD-11 DDT. 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/**MHADA-1/224/2019**

Date: 26 APR 2019

To
C.A. to Pant Nagar Saphalya CHS Ltd.
M/s. Adityraj Reality
101, Adityaraj, Bldg. No.3, Purnima CHS Ltd.
Tagore Nagar, Vikhroli(E), Mumbai – 400083.

Sub:- Proposed redevelopment of existing building.No.36, known as "Pant Nagar Saphalya CHS Ltd." on plot bearing C.T.S.No.5662 (pt.), of Village Ghatkopar- Kirol, F.P.No.311/A, TPS-III, Ghatkopar, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai- 400075.

Ref. : 1. IOA plans issued by MHADA dated 06/03/2019.
2. Architect application dated 16/04/2019.

Dear Applicant,

With reference to your application dated 16/04/2019 for development permission and grant of Plinth 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 redevelopment of the existing building.No.36, known as **"Pant Nagar Saphalya CHS Ltd." on plot bearing C.T.S.No.5662 (pt.), of Village Ghatkopar- Kirol, F.P.No.311/A, TPS-III, Ghatkopar, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai- 400075.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-1/224/2019 dt. 06/03/2019 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.

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गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
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 lapse 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 43 and 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 person deriving title through or under him.

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

This Zero FSI C.C. is issued for work upto plinth as per approved IOA plans dated 06/03/2019.

This Zero FSI CC is valid upto 25 APR 2020

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

Building No.6 on CTS No.560 of Village Ghatkopar(E), T/S-II, Ward, Nagar Sahakari CHS Ltd., Ghatkopar(E)

Copy to.

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per offer letter issued by Mumbai Board vide no.CO/ MB/REE/NOC/F-993/1184/2018, dated 13/07/2018, for gross plot area 863.75 sq.mt. which includes Lease deed area 784.05 sq.mt. + 79.70 sq.mt. Tit-bit area)

A set of approved plan for information and necessary action please.

2) The Architect/Layout Cell/M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per offer letter issued by Mumbai Board vide no. CO/ MB/REE/NOC/F-993/1184/2018, dated 13/07/2018, for gross plot area 863.75 sq.mt. which includes Lease deed area 784.05 sq.mt. + 79.70 sq.mt.Tit-bit area). The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar MHADA Layout, Ghatkopar(E). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

A set of approved plan for information and necessary action please.

3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No.EE/HKD/MB/2886/2018 dated 18/05/18 having plot area 863.75 sq.mt. if any deviation/Variation accordingly separate demarcation shall be submitted within a week period to this office.

D.A. :- As above

Copy submitted For information please.

Copy with plan to:

4) Asst. Commissioner 'N' Ward (MCGM)
5) A.A. & C. 'N' Ward (MCGM)
6) A.E.W.W. 'N' Ward (MCGM)
7) Licensed Surveyor Shri Ashish Bhatt

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

Building No.36 CTS No.5862 FO No.31/A/1 Pant Nagar Sahakari Grih Nirman Ltd. Ghatkopar(E)

NO. MH/EE/BP/GM/MHADA-1/2246/2020
Date:- 18 JAN 2020

CC for wing A & B comprising of stilt (for parking) + 1st to 5th upper floors for residential use as per the approved amended plans dated- 27/11/2019.

18/1
EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51

NO. MH/EE/BP/GM/MHADA-1/2246/2020
Date:- 14 SEP 2020

CC for building wing A & B comprising of stilt (for parking) 1st to 8th upper floors as per approved amended plans dated- 27/11/2019

11/9
EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51

NO. MH/EE/(BP)/GM/MHADA-1/224/2020
Date:- 23 NOV 2020

Sub:- Proposed redevelopment of existing bldg no. 36, known as "Post Nagar Sephaly case" on plot bearing CTS No. 5662 (pt) of village Ghatkopar-Kirol FP No. 311/A, TPS-III, Ghatkopar at Post Nagar MHADA Layout Ghatkopar (E).

Ref:- Architect application dated 11/11/2020

This CC for building wing 'A' & 'B' Comprising of Stilt (for parking) + 1st to 13th upper floor for residential use as per approved amended plans dated 27/11/2019.

23/11
EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51

NO. MH/EE/(BP)/GM/MHADA-1/224/2021.
Date:- 18 MAR 2021

This full CC for the building consisting of two wings i.e. wing 'A' comprising of Stilt (for parking) + 1st to 15th for residential use + 16th for water tank & Residential area and wing 'B' comprising of Stilt (for parking) + 1st to 15th + 16th (pt) upper floors for residential use & part Water Tank & Recreational area (Including OHT + LMR) as per the approved amended plan dated- 08/02/21.

18/3
EXECUTIVE ENGINEER/ PA/A(Acc)
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51

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