



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-22/229/2019.

DATE- **16 APR 2019**

To

M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.

C.A to Shanti Bhuvan CHS (Lessee)

Plot No. 273, Ruparel Iris, Senapati Bapat Marg,

Matunga Road, Mumbai – 400016.

Subject : Proposed redevelopment of the existing building No. 88 Known Nehru Nagar Shanti Bhuvan CHSL on plot bearing C.T.S.No.6 (pt) of Village Kurla –III at Nehru Nagar, Kurla(East), Mumbai-400024.

Ref.: 1. MCGM File No. CE/4364/BPES/AL

2. Application for IOA by LS to MHADA dt. 16.08.2018

3. Approved IOA on dt. 08.03.2019

4. Application for installment facility by LS to MHADA dt. 07.03.2019

5. Application by LS to MHADA dt. 20.03.2019

6. Hon'ble VP Sir's approval for Installment facility dt. 08.04.2019.

Dear Applicant,

With reference to your application dated 20.03.2019 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 existing building No.

1/4

88 Known Nehru Nagar Shanti Bhuvan CHSL on plot bearing C.T.S.No.6 (pt) of Village Kurla -III at Nehru Nagar, Kurla(East), Mumbai-400024. The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOD dated 08.03.2019

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. 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 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 C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto: **15 APR 2020**

Remarks:

CC is granted for work upto top of Stilt floor for wing A & B upto Ht. 4.50 Mt. AGL as per approved IOA dt. 08.03.2019.


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

For forward of information & necessary action:

Copy to,

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

The plans are approved as per NOC issued by Mumbai Board vide no.CO/MB/REE/NOC/F-260/27/2019, dtd. 07/01/2019, for gross plot area 931.87 Sq. Mt.

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

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-260/27/2019, dtd. 07/01/2019, for gross plot area 931.87 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla-III.

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.

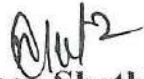
3. Executive Engineer (Kurla Division), for information and necessary action please.

The plans are approved as per Demarcation issued by Mumbai Board vide No./EE/HGD/MB/378/2010, dt.16.02.2010, for gross plot area 931.87 Sq. Mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla-III. 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.

Copy to:

4. Dy. A & C E.S.
5. A.E.W.W. "L" Ward
6. Assistant Commissioner "L" Ward.
7. Shri. Sagar K. Sharma (L.S)
8. Secretary, Nehru Nagar Shanti Bhuvan CHSL


(Rajeev Sheth)

Executive Engineer/ B.P. Cell
Greater Mumbai/MHADA

NO. 1524/EE (B.P.) / GMD/104209-22/223/2020
Dt- 191 NOV 2020

THIS CC is extended for work of building comprising of wing A & wing B for split landing height 4.5mtr. for split 2 store for car parking space for Electric Meter Room and society office in split for height 19.00 m. for Residential uses as per L.O.A approved L.O.A on dt 08/03/2019 i.e. upto top of 5th floor.


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