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.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/**MHADA-22/364/**2019

Date: 23 OCT 2019

To
Nehru Nagar Guruprasad Co. op. Hsg. Soc. Ltd.
M/s. Deraiya Realtors Pvt. Ltd. (P.O.A. to Society)
J-19, Mudi Bazar, Phase – II, APMC Market – 1,
Vashi, Turbhe, Navi Mumbai :- 400 703.

Sub: - Proposed redevelopment of existing building no. 40 on plot bearing C.T.S. No. 12 (pt) of village Kurla - III at Nehru Nagar, Kurla (E), Mumbai.
Ref :- Architect's Application dated 21.07.2019.

Dear Applicant,

With reference to your application dated 21.07.2019 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 **redevelop existing building no. 40 on plot bearing C.T.S. No. 12 (pt) of village Kurla - III at Nehru Nagar, Kurla (E), Mumbai.**

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 26.08.2019 granted by MHADA and following conditions.

1. The land vacated on 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.

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

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.
8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.

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

Plinth C.C. as per approved I.O.A. plan dtd. 26.08.2019.

This CC is valid upto dt. ....22...OCT 2020

23/10

(Dinesh Mahajan)
Executive Engineer/B.P. Cell
Greater Mumbai/MHADA

Building No. 40 CTS No. 12(pt), Bharti Nagar, Kurla (E)