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 regulation No.TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/**MHADA-104/** 238 /**2020**

DATE: 01 JAN 2020

To,
M/s. Disha Construction
Shri Chirag M. Shah, CA to owner Tulip CHSL
201, Square One JVPD Scheme,
Juhu village Vile Parle (W), Mumbai–400 049

Sub: Proposed redevelopment on plot bearing CTS no.196A, Plot No.3/13 North South Road No.10, JVPD Scheme, Juhu, Vile Parle West, and Mumbai400 049.

Ref: 1. Concession approved by Hon'ble M.C. dated 13/01/2017.
2. MCGM Proposal No. CHE/WS/1807/K/337 (NEW).
3. IOA issued by MHADA u/no.EE/BP Cell/G.M./MHADA-104/238/2019 dated 14.03.2019.
4. Application for C.C. upto top of stilt from Architect Shri Premal Gogri of M/s. Synergy Architects & Consultants dtd.02.11.2019.

Dear Applicant,

With reference to your application dated 02.11.2019 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 to erect a building **on plot bearing CTS no.196A, Plot No.3/13, North South Road No.10, JVPD Scheme, Juhu, Vile Parle West, Mumbai 400 049.**

The Commencement Certificate / Building Permit is hereby granted subject to compliance of conditions mentioned in IOA dated 14.03.2019 and following conditions.

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

1. That 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. That the Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.

4. That 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. That 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. That 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 the 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. That 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. Dinesh Mahajan / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto---------- 31 DEC 2020

Remarks:

This plinth C.C. is granted upto top of stilt (i.e. upto Ht. 10.60 Mt. AGL) as per approved plans dt.14.03.2019.

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

No- [illegible]/EE/BP/GM/MHADA-104/238/2021
Date:-

This further CC beyond stilt Level i.e. from 1st Floor to 10th upper floor (i.e. Ht upto 42.60 mtr AGL) as per approved plans dtd- 16/03/21

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

(TNW-9A/Ltr No 3/1/NW-Stilt/Plinth/10, Dated 10/1/2020 W.Pre

NO.MHP/EE/BP/GM/MHADA-104/238/2024.

Date:- 03 AUG 2021

This further CC is issued beyond Stilt+Level i.e. from 1st floor to 10th upper floor (i.e. Ht upto 42.60 mt AGL) as per approved plans dtd - 14/03/2019. by restricting CC of 11th & 12th upper floors as Installment facility in payment is availed subject to submission of S.P. (CP&D) sewerage remarks, its completion & completion of Parking cover & its drawing/Designs. before granting OC.

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

NO.MHP/EE/BP(GM)/MHADA-104/238/2024

Date:- 22 DEC 2021

This further CC extended from 11th upper floor to top of 12th (P&D) upper floor including LMR+OHT (i.e. height upto 53.27 mtr. AGL) as per approved plans dtd. 14.08.2019.

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Executive Engineer (GM)
Western Suburban & City
Maharashtra Housing & Area
Development Authority
Bandra (E). Mumbai 51