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/(BP)/GM/MHADA-9/1239/2023/CC/1/New Date : 13 September, 2023

To

M/s.Pragati Developers C.A. to
Kannamwar Nagar Salokha CHS Ltd.

101,1st Floor, J.K.Chambers, Plot No.76, Sector-17, Vashi, Navi Mumbai- 400703.

Sub : Proposed Redevelopment of existing Building No.57 known as "Kannamwar Nagar Salokha CHS Ltd." on plot bearing C.T.S.No.356 (pt.),S.No-113(pt.) of Village Hariyali, at Kannamwar Nagar, Vikhroli (E), Mumbai – 400 083.

Dear Applicant,

With reference to your application dated 12 August, 2023 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 **Proposed Redevelopment of existing Building No.57 known as "Kannamwar Nagar Salokha CHS Ltd." on plot bearing C.T.S.No.356 (pt.),S.No-113(pt.) of Village Hariyali, at Kannamwar Nagar, Vikhroli (E), Mumbai – 400 083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1239/2023/IOA/1/Old dt. 01 February, 2023 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.
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 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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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. Prashant Dhatrak Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 12 September, 2024

Remarks : This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 01/02/2023.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to : -

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Piyush Teja Ravariya.
9. Secretary Kannamwar Nagar Salokha Co-Operative Housing Society Ltd.

Name : Prashant Damodar Dhatrak
Designation : Executive Engineer
Organization : Personal
Date : 13-Sep-2023 16:

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