letter from MHADA

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 FOR ZERO F.S.I

Layout Name:New Subhash Nagar, Pahadi Goregaon (W).

No.- MH/EE(B.P.) CELL/GM/**MHADA-57/181/2019**
Dated: - 13 MAR 2019

To,
Executive Engineer.
Goregaon Division, M.H.& A.D. Board.
Grihnirman Bhavan, Kalanagar,
Bandra (East), Mumbai- 400051.

Sub: - Plinth C.C. for zero FSI for Proposed layout/development of buildings with EWS, LIG, MIG, HIG type tenements on open plot- A & B on land bearing C.T.S.No.-50A (pt.) & 2 (pt.) of village Pahadi Goregaon (West), Mumbai for M.H. & A.D. Board in P/S ward.

Layout Name: -New Subhash Nagar, Pahadi Goregaon (W) in P/S ward.

Ref: - 1) Earlier approval of IOA for zero FSI U/No: - MH/EE(BP)Cell/GM/MHADA-57/181/2019; dt: - 16/01/2019.
2) Letter from Ex. Engg. Goregaon Div. MHADA U/No: EE/Goregaon Div./New Subhash nagar/Plinth CC/DCR-33(5)/403/2019; dt: -14/2/19.

Sir,

With reference to your application dated:14/02/2019 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 residential building [In PLOT No.- 'A' --Building no.- 03, Stilt+23 floors, wing nos.- A, B, C, D, E, F, G for EWS typetenementsand In PLOT No.- 'B'.For Building no.- 02, Stilt+23 floors, wing nos.-A, B, C, D for EWS type tenements.] on land bearing C.T.S.No.-50A (pt.) & 2 (pt.) of village Pahadi Goregaon (West), Mumbai for M.H. & A.D. Board in P/S ward.

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

The Commencement Certificate/ Building Permit is granted subject to compliance of mentioned in IOA approval u/r no.MH/EE(BP)Cell/GM/MHADA-57/181/2019, dtd.16/01/2019and 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. However, the construction work should be commenced within three months 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 Town Planning Act, 1966.
6. The debris management shall be strictly as per the supreme Courts guidelines, SWM NOC shall be submitted.
7. 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 imposedby 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 43and 45 of the Maharashtra Regional Town Planning Act, 1966.
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. Rajeev Sheth Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C.is granted for work upto Plinth level of Building no.- 03, wing nos.- A, B, C, D, E, F, G in plot no.- 'A' and Building no.- 02,wing nos.-A, B, C, D in plot no.- 'B'only.

sd/-
(Rajeev Sheth)
Ex. Engg. (B.P.) Cell
Greater Mumbai /MHADA

Copy with plan to: -

1) Architect, Shri. Nitin A. Patil
   Bldg.no. -24/A, 6TH Floor, Maitri Co-op Hsg. Society,
   Near W.E. Highway, Bimbisar nagar, Goregaon (E), Mumbai- 400065.
2) The Collector, MSD, 10TH floor, Bandra (E), Mumbai.
3) A.E.W.W. "P/S" Ward, MCGM
4) A.A.& C. "P/S" Ward, MCGM

(Rajeev Sheth)
Ex. Engg. (B.P.) Cell
Greater Mumbai /MHADA

CTS NO.-503(pt.),504(pt.) of Village Pahadi Goregaon (W) in P/S Ward