

Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB-4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA- 22/522/2020

DATE- **22 OCT 2020**

To,
CA to Nehru Nagar Sharayutirth Co-op Hsg,
M/s Raghav Raj Builders and developers
Soc Ltd. on plot bearing C.T.S.No.2(pt)
of Village Kurla-3, at Nehru Nagar,
Kurla East, Mumbai – 400024

Sub:-Proposed redevelopment of the existing building No. 145 known as Nehru Nagar Sharayutirth Co-op Hsg Soc Ltd, on plot bearing C.T.S.No.2(pt) of Village Kurla-3, at Nehru Nagar, Kurla East, Mumbai – 400024

Ref.: 1.I.O.A. issued by MHADA under no. EE/(B.P.)Cell/GM/MHADA-22/ 522/ 20 on 14.09.2020 by MHADA
2.Plinth CC application on 19.10.2020.

Dear Applicant,

With reference to your application dated 19.10.2020, 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 **existing building No. 145 known as Nehru Nagar Sharayutirth Co-op Hsg Soc Ltd, on plot bearing C.T.S.No.2(pt) of Village Kurla-3, at Nehru Nagar, Kurla East, Mumbai – 400024.**

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOAdtd.14.09.2020, 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 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 D. 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: **21 OCT 2021**

Remarks:

CC upto top of plinth level as per approved I.O.A. under no.EE/(B.P.) Cell /GM/MHADA- 22/522/2020 on dt. 14.09.2020

--Sd--

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

Copy to,

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please
- 2) The Architect/Layout Cell/M.B., for information and necessary action please
- 3) Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action
- 4) Dy. CE/BP cell/ A for favour of information please
- 5) Dy. A & C E.S.
- 6) A.E.W.W. "L" Ward
- 7) Assistant Commissioner "L" Ward
- ✓ 8) L.S. Mehul Vaghela, M/s Creative Consultancy
- 9) To the Secretary, Nehru Nagar Sharayutirth Co-op Hsg,

(Dinesh Mahajan)

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

N.O. 104/384/BP/ GM/MHADA- 22/522/2021

Date: **11 JUN 2021**

THIS FURTHER CC i.e. to re-endorse the CC upto top of plinth level & further CC upto top of 7th floor i.e. for height 23.95mt. as per approved L.O.A. dt. 03/11/2020

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