



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- 9/1055/2022

DATE- 11 MAR 2022

To,

Chairman/Secreatary

Bldg.no.58,Kannamwar Nagar PRABHAT CHSL,
C.T.S. No. 356(Pt.), of Village-Hariyali,
Vikhroli (W),Mumbai-83.

Sub:-Proposed redevelopment of the Bldg.no.58 Known as Kannamwar Nagar PRABHAT CHSL, bearing C.T.S. No. 356(Pt.), of Village-Hariyali, at Kannamwar Nagar MHADA Layout,Vikhroli (East), Mumbai- 400083.

Ref :-1.EE/B.P. Cell/WS/GM/MHADA-9/1055/2022 Zero FSI IOA Dt. 21/02/2022.
2. Application Letter for approval of Zero FSI C.C. from Arch. Rohit Parmar of M/s. Sai Sampada Design Build Services Dt. 24.02.2022.

Dear Applicants,

With reference to your application dated 24.02.2022 for development permission and grant of Commencement Certificate under section44 &69 of Maharashtra Regional Town Planning Act, 1966 to carry outdevelopment and building permission under section 45 of MaharashtraRegional and Town Planning Act, 1966 proposed redevelopment of the Bldg.no.58, Known as Kannamwar Nagar PRABHAT CHSL, bearing C.T.S. No. 356(Pt.), of Village-Hariyali, at Kannamwar Nagar MHADA Layout, Vikhroli (East), Mumbai- 400083, under regulation nPo. 33(5) of DCPR 2034.

The Commencement Certificate / Building Permit is granted subject to compliance of Terms and condition mentioned in Zero FSI IOA dtd 21.02.2022 and also following conditions:

1/3

1. The land vacated in consequence of endorsement of the setback line/roadwidening 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 with 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 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 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 there of 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 also 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 remarks & all other relevant permissions applicable to this proposal.

VP & CEO / MHADA has appointed Shri.Anil N. Rathod/ Executive Engineer (ES) to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is issued **upto top of plinth (i.e. for 0.30Mt.)** AGL as per approved plans issued by MHADA Dtd. 21/02/2022 u/no. EE/BP.Cell/ES/GM/MHADA-9/1055/2022.


(Anil N. Rathod)

**Ex.Engineer/B.P. Cell/ES
Greater Mumbai/ MHADA**