



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.)

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-01/325/2019

Date: **24 JUL 2019**

To,

Vishal Pantnagar CHSL. (Bldg. no. 130).
(C. A. to Society M/s. Avvad Realty LLP)
Q-29, A.P.M.C. Market-2, Dana Bazar,
Sector-19, Vashi, Navi Mumbai – 400 703.

Sub: “Shubham Aura” Proposed redevelopment of the existing building no.130 for Society known as “Vishal Pantnagar CHS. Ltd.”, on plot bearing Survey no. 236-A, C.T.S.No.5675 (Pt.) & 5676 (pt.), F.P. no. 314 & 315 of T.P. Scheme – III Village Kirol- Ghatkoper at Pantnagar, MHADA Layout, Ghtkopar (East), Mumbai- 400 075.

Ref.: 1. I.O.A. Plans were approved by MHADA under no MH/EE/ (B.P.)/ GM/MHADA-01/325/2019 dtd. 07.06.2019.
2. Application letter from Architect R. P. Asundaria dated 03.07.2019

Dear Applicant,,

With reference to your application dated 03.07.2019 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 “Shubham Aura” Proposed redevelopment of the existing Building No.130 for Society known as “Vishal Pantnagar CHS. Ltd.”, on Plot bearing Survey no. 236-A, C.T.S. No.5675 (Pt.) & 5676 (pt.), F.P. no. 314 & 315 of T.P. Scheme – III Village Kirol- Ghatkoper at Pantnagar, MHADA Layout, Ghtkopar (E), Mumbai.

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 07.06.2019 granted by MHADA and following conditions.

1. The land vacated on 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 permit you to develop land which is not belongs to you or in `
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 plans, Survey Remarks & all other relevant permission applicable to this proposal.

Plinth C.C. is having height upto 0.15mts. from G.L. as per approved I.O.A. plan dtd. 07.06.2019.

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 dt. **23 JUL 2020**



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

Copy to :

- 1) Hon'ble Chief Officer/MB
 - 2) The Layout Architect/MB
 - 3) Deputy Chief Engineer/B.P.Cell/MHADA
 - 4) E.E.(Kurla Division).
 - 5) A. A & C. E.S.
 - 6) A.E.W.W. "M/N" Ward
 - 7) Assistant Commissioner "M/N" Ward.
 - ✓ 8) Architect Shri. R. P. Asundaria.
- Copy to :-

- 9) General Manager, Airport Authority of India
Regional Headquarters, Western Region,
Opp. Parsiwada Sahar Road, Vile Parle (East),
Mumbai:- 400 099.


(Dinesh Mahajan)

**Executive Eng./B.P. Cell
Greater Mumbai/MHADA**