

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

No. MH/EE/(B.P)/GM/MHADA- 104/1090/2022

Date: **14 JUN 2022**

To,

M/s. Parinee Vir Bhuvan redevelopment Pvt. Ltd

C.A. to owner Vir Bhuvan CHSL

102,103, Smag house, opp. Darshan bldg.

Vileparle west, Mumbai – 400 056.

Sub: Proposed redevelopment of existing building situated at plot No. 5 known as “Vir Bhuvan CHS LTD” C.T.S. No. 01 (Pt.), South North Road no. 10. Village Vileparle west, JVPD Scheme, MHADA Layout, Vileparle (W), Mumbai- 49.

Ref: 1. Application of Architect dated 09.06.2022 for granting Plinth C.C. for Phase-I
2. Phase Programme. approved vide no. MH/ EE/ (B.P.)/GM/MHADA-104/1090 /2022 on Dated 14.03.2022.

Dear Applicant,

With reference to your application dated 09.06.2022 for development permission and grant of Plinth Commencement Certificate for Phase-I 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 situated at plot No. 5 known as “Vir Bhuvan CHS LTD” C.T.S. No. 01 (Pt.), South North Road no. 10. Village Vileparle west, JVPD Scheme, MHADA Layout, Vileparle (West), Mumbai- 400 049** The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval dated 12.04.2022 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.

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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.

This CC is valid upto dt.1.3 JUN 2023

(Dinesh Mahajan)

**Executive Eng./(W.S.)/B.P. Cell
Greater Mumbai/MHADA**