



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-25/283/2019.

DATE- 16 MAY 2019

To

M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.

C.A to Shanti Bhuvan CHS (Lessee)

Plot No. 273, Ruparel Iris, SenapatiBapat Marg,
MatungaRoad,Mumbai – 400016.

Sub:- Proposed redevelopment of existing building no. 120 Known as Tilak Nagar Radha Madhav CHSL on plot bearing CTS No. 1832 (pt) & 32(pt), Village Chembur, MHADA layout at Tilak Nagar (West) Mumbai 400089.

Ref:- 1) Concession approved by Honble V.P. u/no. 166 dt. 26.12.2018.
2) L.S. representation for IOA on dt. 20.03.2019.
3) Intimation Of Approval issued dt. 24.04.2019
4) Application for Plinth CC by LS dt. 30.04.2019

Dear Applicant,

With reference to your application dated 30.04.2019 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 existing building no. 120 Known as Tilak Nagar Radha Madhav CHSL on plot bearing CTS No. 1832 (pt) & 32(pt), Village Chembur, MHADA layout at Tilak Nagar (West) Mumbai 400089

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IO dated 24.04.2019.

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 in you or in contravention of the provision of coastal zone management plan.

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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.

VP & CEO / MHADA has appointed Shri. Rajeev C. Sheth / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto: **15 MAY 2020**
Remarks:

CC is granted for work upto top of Stilt floor for wing upto Ht. 4.05 Mt. AGL as per approved IOA dt. 24.04.2019.

(Rajeev Sheth)

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

For forward of information & necessary action.

Copy to:

1. The Hon'ble Chief Officer / M.B
2. Dy. A & C E.S.
3. A.E.W.W. "M" Ward
4. Assistant Commissioner "M" Ward.
5. Shri Sagar K. Sharma (L.S)

(Rajeev Sheth)

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

NO. MA/CEP BP / Gm/MHADA-25/283/2020

Date - **26 NOV 2020**

TLS for from basement to top of 11th floor upto Ht 36.25
mt as per approved plan dt. 25/09/2019

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