

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/ 471 / 2021.

Date: 22 FEB 2021

To,

✓ Om Trupti CHS Ltd. (Bldg. no. 28),
(C.A. to Society M/s. Akshay Enterprises.)
Q-29, A.P.M.C. Market-2, Dana Bazar,
Sector-19, Vashi, Navi Mumbai – 400 703.

Sub: Proposed redevelopment of the existing building No. 28 known as “Om Trupti CHS LTD” on F.P. No. 319/A of T.P. Scheme Ghatkopar–III, bearing Survey no. 236-A, C.T.S. No. 5680 (Pt.) of Village Ghatkoper- Kirol at Pantnagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

Ref.: 1) Application of Architect dated 11/02/2021.
2) Offer letter of MB vide No.CO/MB/REE/NOC/F-664/1549/2019
Dated 06-11-2019.
3) NOC of MB vide no. CO/MB/REE/NOC/F-664/1605/2016.
4) Concession approved u/no. MH/VP/627 dated 14-01-2020.
5) I.O.A. issued by MHADA under no.MH/EE/(B.P.)Cell/GM/MHADA-01/471/2020 on 03.02.2020.

Dear Applicant,

With reference to your application dated 11.02.2021 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 **Proposed redevelopment of the existing building No. 28 known as “Om Trupti CHS LTD” on**

F.P. No. 319/A of T.P. Scheme Ghatkopar-III, bearing Survey no. 236-A, C.T.S. No. 5680 (Pt.) of Village Ghatkoper- Kirol at Pantnagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval dated 03.02.2020 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



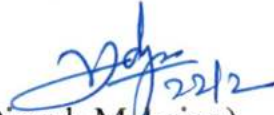
person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

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. 03.02.2020.

This CC is valid upto dt. ...**2.1.FEB..2022**

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


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

N.O. M2A/CCEBP/GM/M2A09-2/471/2021
Date - 03 MAY 2021

Sub: Proposed redevelopment of the existing building No. 28, known as Om Trupti Chd, on Plot-319/A of P Scheme Ghatkopar - II, Besay S.M. 236-A, CTS No. 5680 sub village Ghatkopar-Kiro/ at Part Naye M2000 layout Ghatkopar (E), Mumbai-75.

This Re-endorsement of plan CC is having height upto 0.15 mts from G.L. as per last approved Amended plan dated 19.03.2021, ~~is prepared and enclosed herewith~~


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

N.O. M2A/CCEBP/GM/M2A09-2/471/2021
Date - 15 JUL 2021

This CC is now further extended upto top of 5th upper floors of wing A & upto top of 13th upper floors for wing B i.e. wing A upto top of 5th upper floors & wing B upto top of 13th upper floors i.e. wing A Ground floor (part) + 1st (part) + 1st to 5th upper residential floors and wing B Ground floor (part) 1st floor (part) for surface parking with services utility + 1st to 13th upper residential floors along with mechanical parking tower as per last approved Amended plans dated 19/03/2021


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

NO:- MH/EE/BP/GM/MHADA-1/471/2021

DATE:- 18 AUG 2021

Sub:- Proposed redevelopment of the existing building NO.28, known as Om Prakash Mishra, F.P.NO. 3191A of P.R.scheme Shakti Nagar - III bearing S.NO 286-A, C.S.NO. 5680 CD of village Shakti Nagar - III at Post Nagar Mahasaya layout, Shakti Nagar (B).

THIS further CC upto top of 16th upper floors of wing A & B. i.e building comprising of two wings A & B having Ground floor (park) + 1st to 16th upper residential floors along with mechanical parking tower with total building height of 49.60 mt. from general ground level to terrace level for residential use as per last approved amended plans issued by MHADA on 04/08/2021.


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