

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.)

COMMENCEMENT CERTIFICATE



No. MH/EE/(B.P.)/GM/MHADA-113/885/2021

Date:- **01 DEC 2021**

To,
M/s. Dev Land & Housing Pvt. Ltd.
CA to Owner of Oshiwara Satpuda CHSL.

Subject: Proposed Redevelopment of existing bldg. no. 03 known as Oshiwara Satpuda CHSL on plot bearing CTS No. 11,12,13 (pt) & 26, 29, 32(pt) Oshiwara Park, New Link Road, Jogeshwari (West) Mumbai..

Ref: 1. MHADA/ Amended issue no.MH/EE/(B.P)/GM/MHADA 113 / 885 /2021 Dated:-14.09.2021.
2 . Application Letter for approval of F C.C. from Jitendra Dewoolkar for M/s. Ellora Project Consultants Pvt. Ltd. dt. 26.11.2021

Dear Applicants,

With reference to your application dated 26.11.2021 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 to erect a **existing bldg. no. 03 known as Oshiwara Satpuda CHSL on plot bearing CTS No. 11,12,13 (pt) & 26, 29, 32(pt) Oshiwara Park, New Link Road, Jogeshwari (West) Mumbai.**

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOA dated 14.09.2021 and following conditions.

1. The land vacated in 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 entitle you to develop land which does not vest in 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 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 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 on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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.

This CC is valid upto 30 DEC 2022 30 NOV 2022

Remarks: -

This commencement certificate is for carrying out the work up to plinth level i.e (Height of 0.45 mt.) as per approved plans Vide No MHADA -113/885 dated. 14.09.2021


(Dinesh Mahajan)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA