



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. **SRA/ENG/3262/ME/STGL/AP** **7 JUN 2017**

COMMENCEMENT CERTIFICATE

TO,
M/s. Radius & Deserve Builders LLP

Sale Building

**Deserve, CST Road Junction,
Opp. University of Mumbai,
Kalina, Santacruz (E), Mumbai-400 098.**

Sir,

With reference to your application No. **1724** dated **29/07/2015** for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 building on plot No.
C.T.S. No. **200 (pt)**

of village Wadhavali T.P.S. No.
ward M/E Situated at Taluka-Kurla, Chembur, Mumbai for
Om Ganesh Nagar SRA CHS Ltd., Ekta SRA CHS Ltd. & Jai Hanuman Nagar SRA CHS Ltd.
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1694/ME/STGL/LOI (Revised) dt. 24/07/2013
IDA U/R No. SRA/ENG/3262/ME/STGL/AP dt. 20/08/2015
and on 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. However the construction work should be commenced within three months 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 lapse 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 C.E.O. (SRA) 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 C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 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.

The C.E.O. (SRA) has appointed **Shri. S. D. Mahajan**

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

~~This C.C. is granted for work up to~~ **This C.C. is Re-Endorsed for work upto plinth i.e. still level as per approved ammended ICA on date 07/06/2017.**

For and on behalf of Local Authority
The Slum Rehabilitation Authority

07.06.17
Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

15 DEC 2017

This Re-endorsed the C.C. for work
up to stilt floor level as per approved
amended plan dated 15/12/2017.

seah
15.12.17.

Executive Engineer
Slum Rehabilitation Authority

Self Building

This CC is re-endorsed upto plinth level (i.e. Stilt level)
as per approved amended plans dated 11/05/2018.

seah
14.05.18
Executive Engineer
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

SRA/ENG/3262/ME/STGL/AP

SRA/ED/OW/2024/17800/ME

3 APR 2024

To,

Chandak Realtors PVT. LTD.

Hubtown Solaris, 807/808,

8th floor, N.S. Phadke Marg,

Opp. Telli Gully, Near Regency Hotel,

Andheri (East), Mumbai - 400069.

Subject : Proposed Sale Bldg. for SR Scheme on plot bearing CTS No. 200 (Pt) of village Vadhvali, Taluka Kurla, Chembur, Mumbai 400074 for "Om Ganesh Nagar SRA CHS LTD", "Ekta CHS LTD", "Jai Hanuman Nagar SRA CHS LTD" under regulation 33(10) of DCPR 2034.

Reference : Licensed Surveyor's letter dated 18/03/2024

Gentleman,

With reference to your request to revalidate the C.C. for Sale Bldg., you are hereby informed that the C.C. for the subject mentioned buildings are hereby revalidated up to 13/05/2025 without prejudice.

The fees for Sale Bldg. of Rs.60,000/- is paid on 21/03/2024 by you towards revalidation of the proposal.


03/04/2024

Executive Engineer
Slum Rehabilitation Authority