

## 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. EE/BP/Cell /GM/MHADA-22/026/ 2018

Date: 02 AUG 2018

To

✓ Shri. Pranay S. Goyal, Director,  
of M/s. Peerless Construction Pvt. Ltd  
C.A. to Nehru Nagar Ambarish CHS Ltd  
2, Akshat, Ram Mandir Road,  
Vazira Naka, Borivali - (West),  
Mumbai- 400 092.

**Sub:** Proposed redevelopment of existing building no. 113 along with Plot no. 98(R-3), bearing C.T.S. No. 12(pt), S. No. 229 & 267, of Village Kurla-III at MHADA Colony, at MHADA Colony, Nehru Nagar, Kurla (East), Mumbai – 400 024

#### "Plinth CC" Phase - I

**Ref. :** 1) M/s. S. B. Associates letter dt. 15.06.2018  
2) I.O.D No. CHE/ES/2472/L/337 NEW, dt. 15.02.2018  
3) MHADA NOC for CC for Plinth level i.e. Zero FSI  
No. CO/MB/REE/NOC/F-505/1287/2018 dtd-01.08.2018

Sir,

With reference to your application dated 15.06.18 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 construct a Plinth Level on plot bearing C.T.S. No. 12(pt), S. No. 229 & 267, of Village Kurla-III at MHADA Colony, Nehru Nagar, Kurla (East), Mumbai – 400 024.

The Part Plinth C.C. for Phase- I is granted after compliance of conditions mentioned in I.O.D dated 15.02.18 subject to 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 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 under him in such an event shall be deemed



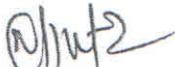
to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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 Plinth C.C. is granted for Phase- I as per approved Phase Program and I.O.D. approved by MCGM and valid upto 01 Aug 2019.

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

Copy submitted in favour of information please-With Plans

1. Shri. Suhas M. Borole, of M/s. S. B. Associates
2. Chief Officer/Mumbai Board for information please.
3. EE Kurla Division/MB for information please.
4. Assistant Commissioner "L" Ward/MCGM.

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