



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation  
no. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### COMMENCEMENT CERTIFICATE

No.MH/EE/ (B.P.)/GM/MHADA-113/857/2023

Date: 13 APR 2023

To,  
M/s. Sunbeam Hightech Developer Pvt. Ltd.  
C.A. to Shree Adarsh C.H.S.L.

**Sub:-** Proposed redevelopment of existing Barrackes Tent, No. 641 to 720 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No. 1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (W), Mumbai.

**Ref.:-**

1. Hon'ble VP/CEO MHADA vide no. 688 concession approved date 28.06.2021.
2. MHADA/ IOA issue no.MH/EE/(B.P)/GM/MHADA 113 / 857/2021 Dated:-23.07.2021
3. Revised concession approved dated 02.05.2022.
4. Amended IOA issued u.no. MH/EE/(B.P)/GM/MHADA 113 / 857/2022 Dated:-09.11.2022.
5. Revised concession approved dated 28.13.2023
6. Amended IOA issued u.no. MH/EE/ (B.P)/GM/MHADA 113 / 857/2023 Dated:-05.04.2023.
7. Application letter from Architect Shri. Vilas Dikshit of M/s. Shilp Associates dated 10.04.2023.

Dear Applicant,

With reference to your application dated 10.04.2023 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 redevelopment of **Proposed redevelopment of existing Barrackes Tent. No. 641 to 720 known as Shree Adarsh Co-Operative Housing Society Ltd. on plot no. SG7 on C.T.S. No. 1(pt.) of village Oshiwara at on of Oshiwara sanctioned MHADA Layout, at Oshiwara Jogeshwari (W), Mumbai.** The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-113/857/2021 dt. 23.07.2021 and Amended IOA dtd.09.11.2022 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 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 plan, Survey remark & all other relevant permissions applicable to this proposal.

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

This Plinth C.C. Re-Endorsed for work upto plinth for building no.01 (Sale) as per approved amended IOA plans dated 05.04.2023.

This CC is valid upto **12 APR 2024**

SD/-

(Rupesh m Totewar)

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

Copy to,

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/BP Cell/MHADA
- 3) The Architect/Layout Cell/M.B.
- 4) Executive Engineer/Bandra Division/Mumbai Board
- 5) Asst. Commissioner 'K/W' Ward (MCGM)
- 6) A.A. & C. 'K/W' Ward (MCGM)
- 7) A.E.W.W. 'K/W' Ward (MCGM)
- 8) Architect Shri Vilas Dikshit of M/s. Shilp Associates.

(Rupesh Totewar)

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