

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-1293/2348/2023

Dated: 05 OCT 2023

**Consent letter for Commencement Certificate for the Work Up to Plinth
only (i.e. For Zero FSI)**

To,
The Executive Engineer (Eastern Suburb),
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Consent Letter for Commencement Certificate for the work up to plinth only i.e. for Zero FSI for redevelopment of existing Building No.44 & 45, known as Subhash Nagar **TRINITY** Co-op Hsg. Soc. Ltd. bearing CTS No.828 (pt), at village-Chembur, Subhash Nagar, Chembur, Mumbai-400071 under regulation no.33(5) of DCPR-2034.

Ref : 1. Mumbai Board Offer letter no.CO/MB/REE/F-1293/2217 / 2023, date 18.08.2023.
2. Society's letter received on this office on dtd.21.09.2023.

Sir,

There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for Zero FSI for the proposed work on existing Building No.44 & 45, known as Subhash Nagar **TRINITY** Co-op Hsg. Soc. Ltd. bearing CTS No.828 (pt), at village-Chembur, Subhash Nagar, Chembur, Mumbai-400071 under regulation no.33(5) of DCPR-2034 from M.H. & A.D. Board's side regarding the proposal submitted by them on sub-divided plot as per Layout plan admeasuring about **1,753.78 m²** [(i.e. For Bldg. No. 44: 911.83 m² Lease Area + For Bldg. No. 45: 879.59 m² Lease Area + 118.89 m² Tit Bit area).

Now by this letter Commencement Certificate for the work **up to plinth only** i.e. for **Zero FSI** may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

The society will have to commence the work within the period of Six Months from the date of issue of this letter as well as complete the work within 36 months.

One Set of approved plan should be submitted by you to this office.

(Draft approved by CO/MB)



(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to: The Secretary:- Subhash Nagar **TRINITY** CHSL, Building No.44 & 45, Subhash Nagar, Chembur, Mumbai - 400 071.

It shall be the responsibility of the society to shift Water supply pipelines & Sewerage pipelines which are existing on the society's plot.

It is mandatory to get permission from Executive Engineer / Kurla Division / M.B. before fixing of safety sheet metal fencing around of the building and relocation of existing water & sewerage lines.

Copy to Architect: Mr. Mehul Vaghela of M/s. Creative Consultancy, Bldg. No.63, Gala No.2774, Bandra Rosewood CHSL, Near Samaj Mandir Hall, Gandhi Nagar, Bandra (East), Mumbai-400051.

Copy forwarded for information and necessary action in the matter to: -

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect Cell, Mumbai Board
- 3) Executive Engineer Kurla Division.
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Assistant /REE/MB for MIS record.