



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning 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-38/390 /2022

Date: 08 MAR 2022

To,

Shri. Ashok B Mehra Director of  
M/s Shikara construction Pvt.Ltd.

C.A to Trilochan CHSL, Sardar Nagar-2

Sion Koliwada MHADA Layout Mumbai – 400022

**Sub:** Proposed redevelopment of existing building no.25, 26 & 27 known as Trilochan CHSL, On Plot Bearing C.S no 11(pt), Division Sion, at Sardar Nagar-2, Sion Koliwada MHADA Layout Mumbai – 400022.

**Ref.:** 1) I.O.A. issued by MHADA under no.  
MH/EE/(B.P.)/GM/MHADA-38/390/2019 on 07.06.2019 by MHADA  
2) Application letter from L.S Jitendra Dewoolkar.of M/s. Ellora  
Project Consultants Pvt. Ltd. dated 04.02.2021

Dear Applicants,

With reference to your application dated 04.02.2021 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 **Proposed redevelopment of existing building no.25, 26 & 27 known as Trilochan CHSL, On Plot Bearing C.S no 11(pt), Division Sion, at Sardar Nagar-2, Sion Koliwada MHADA Layout Mumbai – 400022.**

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 17.10.2019 granted by MHADA and following conditions.

1. The land vacated on consequence of endorsement of the setback line/ road widening line shall form part of the public street.

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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.

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 Dt. **07 MAR 2023** .....

This commencement certificate is granted up to plinth level i.e. (Height of 0.15 mt.) above AGL as per approved plans Vide No. MHADA -38/390 dated. 23.08.2021

  
(Dinesh Mahajan)  
**Executive Eng./B.P. Cell (City)**  
**Greater Mumbai/MHADA**