

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा

MHADA



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 DDT. 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA/22/315/2019

Date: **18 OCT 2019**

To,

C.A. to Sky view CHS Ltd.

M/s. Hiranimanthan Builders & Developers.

B 207, Hinal Heritage, S.V.P. Road,

Boriwali (W), Mumbai 400092.

Sub:-Proposed Re-development of building no 146,147 & 149 Known as "Sky view CHS Ltd" on plot bearing C.T.S.No. 6(pt) of Village Kurla - III, at Nehru Nagar, Kurla (East). Mumbai.

Ref. : Amended plans issue by MHADA U/No. MH/EE/B.P./GM/ MHADA-22/315/2019 dt. 03/10/2019.

Dear Applicant,

With reference to your application dated 14/10/2019 for development permission and grant of Further 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 redevelop the building no. 146,147 & 149 on land bearing C.T.S. No. 6 (pt) of Village Kurla-III, situated at Nehru Nagar MHADA Colony, Kurla (East), Mumbai – 400 024.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.D. u/ref. no. CE/4414/BPES/AL dated 07/11/2013 and Amended Plans dated 02/09/2015, 10/01/2017, 01/08/2017, 12/01/2018, 03/10/2019 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.

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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 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 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 remarks & all other relevant permissions applicable to this proposal.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for wing 'D' comprising of Ground (for Residential & Shops) + 1st to 16th upper floor (including OHT & LMR) and for wing 'E' comprising of Ground (for shop) + 1st to 13th floor slab as per approved amended plans dated 03/10/2019.

This C.C. valid upto 24/06/2020.

--Sd--

(Dinesh Mahajan)

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



1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no.CO/MB/REE/NOC/F-389/1367/2016 dt. 03/09/2016, for gross plot area 2451.52 sq.mt. which includes Lease area 2019.22 sq.mt. + Additional Area 432.70 Sq.mt.

A set of approved plan for information and necessary action please.

2) The Architect/ Layout Cell/ M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-389/1367/2016 dt. 03/09/2016, for gross plot area 2451.52 sq.mt. which includes Lease area 2019.22 sq.mt. + Additional Area 432.70 Sq.mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar MHADA Colony, Kurla. It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

3) Copy to Executive Engineer Kurla Division, Mumbai Board for information & necessary

action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/HGD/MB/2298/2012 dated 20/07/2012 having plot area 2451.92 sq.mt. if any deviation/ Variation accordingly separate demarcation shall be submitted within a week period to this office.

Copy Submitted in favor of information please.

4. Dy.Ch.Eng.(B.P.) Cell/MHADA.

Copy to :-

5. Asst. Commissioner 'L' ward MCGM.

6. Architect Shri. Kishore R. Lotlikar of M/s. Innovations.

7. A.E.W.W.'L' Ward MCGM.

8. Secretary/ Sky view CHS Ltd.


(Dinesh Mahajan)

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