

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
 6th floor, MMRDA Bldg, Bandra (E) Mumbai - 400 051.
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. MMRDA/EB/SRA CELE/MOA - 01/GL/K - East

COMMENCEMENT CERTIFICATE

Date :- 10/11/2003

To,
 Chief Engineer,
 MMRDA.

Sir,
 With reference to your application No. 4120, dated 17/3/2003 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building erection under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect buildings No. R1, R2, R4, F5, P3, R9, R12 & R13 of Type-I on load bearing CTS No. 175 A/A (PT) of Village Miras situated at Poyam Nagar, Jogeshwari (East), Ward K(East).

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. MMRDA/T&LP/SRA/LOI-02 dated 04/04/2003 IOA U/R No. MMRDA/ES/SRA CELE/MOA - 01/GL/K - E dated 10/05/2003.

The land vacated in consequence of encroachment 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 person with occupancy permission has been granted.
- 3 The commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However, the construction work should be commenced within three months from the date of its issue.
- 4 This permission does not entitle you to develop land, which does not vest in you or in construction of the provision of construction 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 issue 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 MMRDA 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 upon which the same is granted or any of the restrictions imposed by the MMRDA is contravened or not complied with.
 - c. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained on the application of the applicant or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have accepted that the development work in continuation of section 45 and 45 of the Maharashtra Regional and 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.

The M.C., MMRDA has authorized Shri S. S. Jadhav, Executive Engineer, to exercise his powers and functions of the Planning Committee under section 45 of the said Act. This C.C. is granted for work on site till 10/11/2003.

S. S. Jadhav
 10/11/03
 Executive Engineer (SRA), MMRDA

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 1) File
 2) P.O.