

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



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- 22/515/2020

Date: **12 NOV 2020**

To,

M/s. Advait Builders & Developer C. A.
to Rajnigandha Co. – Op. Hsg. Soc. Ltd.
Nehru Nagar, Kurla (E), Mumbai 400024.

Sub:- Proposed redevelopment of existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1,6/216 to 6/ 224 at village Kurla Nehru Nagar, Kurla (E), Mumbai – 400 024

Ref. : 1. IOA plans issued by MHADA dated 04.09.2020.
2. Architect application dated 02.11.2020.

Dear Applicant,

With reference to your application dated 02.11.2020 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 **the existing building No.78 Known as Nehru Nagar Rajanigandha Co.Op. Hsg Soc. Bearing C.T.S. No. 6A/1,6/216 to 6/224, at village Kurla Nehru Nagar, Kurla (E), Mumbai – 400 024**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-22/515/2020 dt. 04.09.2020 and following conditions.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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. Dinesh 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 work upto plinth as per approved IOA plans dated 04.09.2020.

This CC is valid upto 11 NOV 2021

sa/- 

(Dinesh Mahajan)

**Executive Engineer/B.P. Cell
Greater Mumbai/ 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/Kurla Division/Mumbai Board
- 5) Asst. Commissioner 'L' Ward (MCGM)
- 6) A.A. & C. 'L' Ward (MCGM)
- 7) A.E.W.W. 'L' Ward (MCGM)
- 8) Architect Shri Vilas Dikshit, Of M/s. Shilp Associates

— sd — 


(Dinesh Mahajan)

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

No. 194/ESTP/EM/MSA-22/515/204

Date - 02 DEC 2021

THIS further up to top of R 14th upper floors of wing 'A' and wing 'B' i.e. Building comprising of common shaft for parking + 1st to 14th upper floors of wing 'A' and wing 'B' as per approved amended plan dtd. 06-10-2021.


Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51