

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA/68/046/2018

DATE- 05 NOV 2018

To,

M/s. Samata Nagar CHS Union Ltd.

Subject : Proposed Residential Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101. for Samata Nagar Co-Op. Hsg Soc. Union Ltd.

Ref :- 1. IOA No.EE/BP Cell/GM/MHADA-68/046/2018 dt.09.08.2018
2. Amended Plan for approval No. EE/BP Cell/GM/MHADA-68/046/2018 dt.31.08.2018
3. Application Letter for amended plans from Architect Shri. Anil Kodkani of M/s. Newtech Planners & Consultancy Services Pvt. Ltd., dtd. 10.10.2018

Sir,

With reference to your application dated 10.10.2018 for development permission and grant of 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 erect a building **redevelopment of Residential Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101.**

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated. 09.08.2018 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.

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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 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.

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VP & CEO / MHADA has appointed **Shri. Rajeev. C. Sheth** / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto: **04 NOV 2019**

Remarks:

This Plinth C.C. is issue for the work **“upto top of basement and upto plinth of wing A & B of proposed building no. 05 as per approved amended plans dt. 31.08.2018.”**

Sd/-

Executive Engineer/B.P.Cell/(GM)/MHADA

Copy submitted in favor of information please.

- ✓ 1. Architect –Shri. Anil Kodkani of M/s. Newtech Planners & Consultancy Services Pvt. Ltd.
2. Asstt. Commissioner (R/South ward)
3. A.A. & C. (R/South ward)
4. A.E. Water work (R/South ward)

@142

Executive Engineer/B.P.Cell/(GM)/MHADA