

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-25/065/2018

Date : 23 AUG 2018

To,

✓ Mr. Hemendra H. Mapara,
M/s. Reliance Estate Developer,
C.A. to TRIVENI C.H.S. Ltd.
Office at : B-201/202, Sunshine Plaza,
Junction of Subhash Lane & Kedarmal Road,
Malad (E), Mumbai - 400 097.

Sub: Proposed Redevelopment and Reconstruction of existing **building nos. (47) & (52) Combined** on plot bearing C.T.S. No. 34(pt) of Village – Chembur, situated at Tilak Nagar MHADA Colony, Chembur, Mumbai –400 089.

Ref. : 1) MCGM Online File No. CHE/ES/0141/M/W/337(NEW)
2) Last Amended Plans approved dated 11-04-2018.
3) Your letter dated 18-06-2018.

Sir,

With reference to your application dated 18/06/2018 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 nos. (47) & (52) Combined on plot bearing C.T.S. No. 34(pt) of Village – Chembur, situated at Tilak Nagar MHADA Colony, Chembur, Mumbai –400 089.



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The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in I.O.D. u/ref. CE/ES/6400/AM dated 08-09-2009, Amended plans dated 25-11-2011 AND Revised I.O.D. u/ref. no. CHE/ES/0141/M/W/337(NEW) dated 16-09-2016 & Amended Plans dated 11-04-2018 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.
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 within one year, 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. Certificate from RCC Consultant for carrying out work further upto 15th floor is needed as construction work has totally stopped for long period and some of the RCC portion is to be demolished.



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

This C.C. is issued including re-endorsement of Plinth C.C. No. CHE/ES/0141/M/W/337(NEW) dated 21-12-2009, 01-03-2011 & further C.C. dated 28-07-2017 issued by MCGM for work and further extended as Wing 'A' upto top of 15 upper floors AND Wing 'B' upto top of 14 upper floors (i.e. Wing 'A' - (part) Ground/shops/ (part) Stilt + 15 upper floors. & Wing 'B' -(part) Ground/shops/ (part) Stilt + 14 upper floors) as per approved amended plans by M.C.G.M. on 11-04-2018.

This further C.C. is valid upto 30-06-2019.



(Rajeev Sheth)

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

Copy forwarded to Architect for information please

- 1) Shri. R.S. Karnik, Architect, M/s. Architects Collaboration,
Tara Darshan Bldg., First floor, Chafekar Bandhu Marg,
Mulund (East), Mumbai - 400 081.
- 2) The secretary, Triveni Co-op. Hsg. Society Ltd.,
Bldg.No. 47-52, Tilak Nagar MHADA Colony, Chembur,
Mumbai - 400 089.



(Rajeev Sheth)

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