

**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- 74/1372/2024  
DATE 10 JAN 2024

To,  
M/s. Sagarom DB Infra LLP CA to  
Charkop Gajanan CHSL Lessee to MHADA.

**Sub:-** Proposed Residential bldg. on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (W) Mumbai.

**Ref:-** 1. Zero FSI IOA issued vide no. MH/EE/(B.P)/GM/MHADA-74 / 1372/ 2023 dated. 18.12.2023.  
2. Application letter for CC from L.S. Charudatta Samant of M/s. CNS Consultant dtd 04.01.2024

Dear Applicant,

With reference to the application made by your Architect dated 04.01.2024 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 for Proposed Residential bldg. on Plot no.807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) Mumbai.

The Commencement Certificate/Building Permit is hereby granted subject to compliance of conditions mentioned in Zero FSI IOA dated 18.12.2023 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 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.

Hon'ble VP & CEO/MHADA has appointed Shri. Rupesh M. Totewaar / Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is issued up to top of **Plinth level** i.e. with height + 0.60 mt. A.G.L., as per Zero FSI IOA issued by MHADA u/no. **MH/EE/(B.P)/GM/MHADA-74 / 1372/ 2023 dated. 18.12.2023.**


**Note:-** That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

--Sd--

( Rupesh M. Totewaar )  
**Executive Engineer B.P. Cell(W.S)**  
**Greater Mumbai/ MHADA**

**Copy submitted for information please.**

- 1) Chief Officer/Mumbai Board.
- 2) Dy.Che.B.P//G.M/MHADA
- 3) Chief ICT Officer/A for info & Upload on Mhada website
- 4) Architect / Layout Cell (SPA MHADA)
- 5) Ex.Eng./ Borivali Division/ Mumbai Board
- 6) Asst. Commissioner 'R/C' Ward(MCGM)
- 7) A.A. & C. 'R/C' Ward (MCGM)
- 8) A.E.W.W. 'R/C' Ward (MCGM)
- 9) L.S. Shri Charudatta Samant of M/s. CNS Consultants

  
( Rupesh M. Totewaar )  
**Executive Engineer B.P. Cell(W.S)**  
**Greater Mumbai/ MHADA**