



Building Permission Cell, Greater Mumbai /MHADA

(A designed planning authority for MHADA layout constituted as per government regulation No. TPB4315/167/ CR-51/2015/UD-11 dt. 23 May, 2018)

FULL COMMENCEMENT CERTIFICATE

No.MH/EE/B.P.Cell/GM/MHADA-48/1163/2024.

DATE-

07 FEB 2024

1451224

ITC Cell,

M. H. & A. D. Authority

Inward No.: 553

Date: 12.02.2024

का. अ. / इपक (वृक्ष)
पश्चिम उपनगर व शहर/ प्रा.
जावक क्र.
ET-339 12 FEB 2024

To,
Municipal Architect,
MCGM

Sub:- Proposed Construction of Staff Quarters Bldg. No. 2 under Regulations 33(3)(A) of DCPR-2034, on property bearing CTS no. 260/12, of Village Pahadi Goregaon, P/S ward, Goregaon (W), in Siddharth Nagar of MHADA layout, Mumbai-400104.

Ref:- Application received from Municipal Architect 23/01/2023 & 10.01.2024

Dear Applicant,

With reference to your application dated 23/01/2023 & 10.01.2024 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 on property bearing CTS no. 260/12, 266 & 267A/1, of Village Pahadi Goregaon, P/S ward, Goregaon (W), Mumbai-400104.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions as mentioned in I.O.A. REF: No. MH/EE/BP Cell/GM/MHADA-48/1163/2022 Dtd- 12/09/2022 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 there of 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate 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.

- ET(A)
- 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 applicant 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. This CC shall be Re-endorsed after obtaining IOA for work beyond plinth.
 8. The condition 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.
 9. That the undertaking shall be submitted, stating thereby that you shall submit payment receipts of Labour Cess paid at your end at the time of granting OCC.
 10. That the all-precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA under no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued under no. CAP-2023/CR-170/TC-2 dt. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by Planning Cell/GM/MHADA.

VP & CEO/MHADA has appointed **Shri. Rupesh M. Totewar**, Executive Engineer to exercise his power and function of the planning Authority under section 45 of the said Act.


Remark: This Full CC is issued from top of Stilt upto Top of 20th Floor (height upto 68.50 m A.G.L.) + top of OHT/LMR (i.e. height upto 73.30m A.G.L.) as per approved plans Dt. 12/09/2022.

--Sd--

**(Rupesh M Totewar
Executive Engineer(WS)/B.P. Cell
Greater Mumbai/MHADA**

Copy Submitted in favour of information please.

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer/B.P. Cell/MHADA.
- ✓ 3. Chief ICT Officer/A for info & Upload on MHADA web site.
4. Asst. Commissioner P/South Ward MCGM.
5. E.E. Goregaon Division/MB
6. A.E.W.W. P South ward MCGM
7. A.A. & C P/South ward MCGM
8. Architect /LS- Shri Vivek J. Bhole.


**(Rupesh M Totewar
Executive Engineer(WS)/B.P. Cell
Greater Mumbai/MHADA**