



## 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. )

ITC Cell,

M. & A. D. Authority

Inward No.: 2710

Date: 08.08.24

### PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/BP Cell/GM/MHADA-1/1284/2024

Date:- 07 AUG 2024

ITC Cell

M. & A. D. Authority

Inward No.:

To,

M/s. AVVAD REALTTY LLP.

C. A. to Society SURABHI CHSL  
(Bldg. no. 328 & 329).

Q-29, A.P.M.C., Market No. 02,

Dana Bazar, Vashi Navi Mumbai.

का. अ. / इपक (बृ क्षेत्र)  
पूर्व उपनगर / प्रा.

जावक क्र.	दिनांक
ET-1347	08 AUG 2024

**Sub:** Proposed redevelopment of the existing building No. 328 & 329 known as  
“Pant Nagar SURABHI CHS LTD” on Final plot no. 323 A, TPS – III,  
Survey no. 236/A (pt.) & C.T.S. No. 5682(Pt.) of Village Ghatkopar-Kirol  
at Pant nagar, MHADA Layout, Ghatkopar (E.), Mumbai-400 075.

**Name of the owner :** M/s. AVVAD REALTTY LLP.

C. A. to Pant Nagar SURABHI C.H.S. Ltd.

**Architect:**

Shri. Nikhil Dikshit of M/s. Shilp Associates

**Reference :**

- 1) Application of Arch. vide ET-2035 dated 06.08.2024.
- 2) Offer letter of MB Vide No. CO/MB/REE/NOC/  
F-1421 /854/2023 dated 24/03/2023.
- 3) NOC letter for Zero FSI IOA & C.C. of MB Vide No.  
CO/MB/REE/NOC/F-1421/956/2023 dt 03/04/2023.
- 4) Zero FSI IOA issued u/no. MH/EE/BP/Cell/GM/MHADA-  
01/1284/2024 dtd. 23.05.2023.

Dear Applicant,

With reference to your application dated 06.08.2024 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 to proposed redevelopment of the **Existing building No.**  
**328 & 329 known as “Pant Nagar SURABHI CHS LTD” on Final plot no.**  
**323 A, TPS – III, Survey no. 236/A (pt.) & C.T.S. No. 5682(Pt.) of Village**

**Ghatkopar-Kirol at Pant nagar, MHADA Layout, Ghatkopar (East),  
Mumbai-400 075,** The Commencement Certificate/Building permission is  
granted subject to compliance of conditions mentioned in Zero FSI IOA dt.  
05.08.2023 granted by MHADA and following conditions.

1. The land vacated on 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 permit you to develop land which is not belongs to you or in
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 plans, Survey Remarks & all other relevant permission applicable to this proposal.

**Remarks :- This Comencement Certificate granted for work upto top of Plinth level from G. L. as per approved Zero FSI IOA dtd. 05.08.2023.**

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


This CC is valid upto dt. ...**0.6. AUG..2025**

**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.

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**(Prashant D. Dhatrak)**  
**Executive Engineer (E.S.)**  
**B.P.Cell/GM/MHADA**

- Copy to: 1) Chief Officer (Mumbai Board)  
2) Dy. Chief Engineer/B.P. Cell/GM/MHADA  
3) Chief ICT Officer/A for info & Upload on MHADA website.  
4) Ex. Engineer (Goregaon Division)  
5) Asst. Commissioner 'N' Ward (MCGM)  
6) A.A. & C. 'N' Ward (MCGM)  
7) A.E.W.W. 'N' Ward (MCGM)  
8) The Secretary, Shubham Avenue (Bldg. no. 328 & 329)  
9) L. S. Shri. Nikhil Dikshit of M/s Shilp Associates.

  
**(Prashant D. Dhatrak)**  
**Executive Engineer (E.S.)**  
**B.P.Cell/GM/MHADA**

