



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

ITC Cell,

M. H. & A. D. Authority

Inward No.: 2249

Date: 08.07.24

To,

M/s. Best Super Edge Construction LLP.

C.A. to Pant Nagar Visava CHS Ltd.

14, Sai Dham Hsg. Society, Near Vikrant Circle,  
Ghatkopar (East), Mumbai-400 077.

**COMMENCEMENT CERTIFICATE**

E-2299654

No.MH/EE/BP Cell/GM/MHADA-1/1374/2024

Dated: 04 JUL 2024

का. अ. / इपक (बु क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1174	05 JUL 2024

**Sub:-** Proposed redevelopment of Existing building No. 71, known as Pant Nagar Visava CHS Ltd. on plot bearing CTS No. 189 (part), of Village Ghatkopar, at Pant Nagar, Ghatkopar (E), Mumbai – 400075.

**Ref. :** 1) Zero FSI I.O.A. issued U/No. MH/EE/BP Cell/GM/ MHADA-1/1374/2023 dated 20.12.2023.

2) L.S. application for plinth C.C. Inward No. ET-1637 dtd. 02.07.2024.

Dear Applicant,

With reference to your application dated 02.07.2024 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 redevelopment of the **existing building No. 71, known as Pant Nagar Visava CHS Ltd. on plot bearing CTS No. 189 (part), of Village Ghatkopar, at Pant Nagar, Ghatkopar (E), Mumbai – 400075.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/BP Cell/GM/ MHADA-1/1374/2023 dated 20.12.2023 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 lapse 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.
9. That the all-pre-cautionary measure shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dtd. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA

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 C.C. is issued for work upto plinth as per approved Zero FSI IOA plan dated 20.12.2023.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

This CC is valid upto - **03 JULY 2025.**

--Sd--

(Prashat D. Dhatrak)  
**Executive Engineer/B.P. Cell(E/S)**  
**Greater Mumbai / MHADA**

Copy to,

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- ✓ 3) Chief ICT officer/A for info, upload on MHADA web site.
- 4) Executive Engineer/Kurla Division/MB
- 5) Asst. Commissioner 'N' Ward (MCGM)
- 6) A.A. & C. 'N' Ward (MCGM)
- 7) A.E.W.W. 'N' Ward (MCGM)
- 8) Licensed Surveyor Shri Sachin Rakshe.

(Prashat D. Dhatrak)  
**Executive Engineer/B.P. Cell(E/S)**  
**Greater Mumbai / MHADA**

