



## 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 DDT. 23 May, 2018.

### COMMENCEMENT CERTIFICATE

No.MH/EE/BP Cell/GM/MHADA-29/1572/2024

Date: 27 JUN 2024

To,

M/s. Adityaraj Housing Company

CA to Subhash Nagar Netravathi CHS Ltd.

Office at Shop No-9, Building No-106,

Kambodhi CHS Ltd. Road no-13, Tilak Nagar,

Chembur (west), Mumbai-4000 89.

का. अ. / इपक (वृ. अ.) पूर्व उपनगर / प्र.	
जावक क्र.	दिनांक
ए- 1118	27 JUN 2024

**Sub:-** Proposed Redevelopment of Existing Bldg. No. 6 Known as "Subhash Nagar Netravathi CHS Ltd." On Plot bearing CTS No.824(Pt.)/43 to 56 of Village Chembur, at Subhash Nagar, Chembur (East), Mumbai – 4000 83.

**Ref.:** 1. I.O.A. issued u/no.MH/EE/BP Cell/GM/MHADA-29/1572/2024 dt.04/06/2024.

2. Architect application dated 20/06/2024.

Dear Applicant,

With reference to your application dated 20/06/2024 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 existing Building No. 6, known as "Subhash Nagar Netravathi CHS Ltd. On Plot bearing CTS No.824(Pt.)/43 to 56 of Village Chembur, at Subhash Nagar, Chembur (East), Mumbai 400083." The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No.EE/BP Cell/GM/ MHADA-29/1572/2024 Dated 04/06/2024 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/A 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/A MHADA is contravened or not complied with.

c. The VP & CEO/A 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 plan & all other relevant permissions applicable to this proposal.

**This C.C. is issued for work upto plinth as per approved Zero IOA plans dated 04/06/2024.**

This CC is valid upto 26 JUN 2025

**Note:-** 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. Prashant D. Dhatrik Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of MRTP Act.

--Sd--

**(Prashant D. Dhatrik)**  
**Ex.Eng.B.P.Cell (E/S)**  
**MHADA.**

- Copy to :-
- 1) Chief officer/Mumbai Board
  - 2) Dy Ch. Eng.(B.P.)Cell/MHADA
  - 3) Chief ICT officer/MHADA for information & uploaded to MHADA website.
  - 4) Executive Engineer Kurla Division.
  - 5) A.A. & C. 'M/W' Ward (MCGM)
  - 6) A.E.W.W. 'M/W' Ward (MCGM)
  - 7) Architect Shri Ankit M. Makani of M/s. Ankit M. Makani.

  
**(Prashant D. Dhatrik)**  
**Ex.Eng.B.P.Cell (E/S)**  
**MHADA.**

