



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,

I. & A. D. Authority

File No.: 3797

Date: 10-10-24

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-108/1337/2024

Date- 12 JUN 2024

To,
Mrs. Monica Jacob, (Owner)
Flat No. D/102, Imperial Height Tower,
Best Nagar, Behind Oshiwara Bus Depot
Goregaon West, Mumbai-400104

का. अ. / इपक (बृ क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2307	09 OCT 2024

Sub.: Proposed Row-House on plot No. 47-51, RSC-2, CTS No. 1374-B/267, Survey No. 120(pt), of Versova village, at SVP Nagar MHADA layout, Andheri West, Mumbai- 400053.

Ref.: 1. IOA No. CE/5908/WS/AK dt. 30.08.1997
2. Plinth CC No. CE/5908/WS/AK dt. 12.11.1997
3. Amended IOA NO. MH/EE/BP Cell/GM/MHADA-108/1337/2023 dt. 20.09.2023
4. Application Letter for re-endorsement of Plinth CC from Architect Shri. Prashant Mayekar, dt. 27.05.2024.

Dear Applicant,

With reference to your application dated 27.05.2024 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 to erect a building development of proposed Row-House on plot No. 47-51, RSC-2, CTS No. 1374-B/267, Survey No. 120(pt), of Versova village, at SVP Nagar MHADA layout, Andheri West, Mumbai- 400053.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 30.08.1997 and following conditions.

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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 for 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 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.

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

This CC is valid upto:12.11.2024.

Remarks:

This C.C. is re-endorsed for the work **“upto top of plinth level of proposed Row-House as per approved amended plans dt. 30.09.2023”**

Note: That the guideline 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 dt. 25.10.2023 shall be strictly followed on site.

Sd/-

(Rupesh M. Totewar)
**Ex. Engineer/B.P./(GM)/
MHADA (W.S.)**

Copy submitted in favor of information please.

1. Dy.Ch. Engineer/B.P.Cell/(GM)/MHADA,
- ✓ 2. Chief ICT Officer/A for info & Upload on MHADA website.
3. Resident Ex. Engineer (Mumbai Board)
4. Ex. Engineer (Bandra Div.)
5. Asstt. Commissioner K/West Ward,
6. A.E.W.W. (K/West Ward)
7. A.A. & C. (K/West Ward.)
- ✓ 8. L.S. Shri. Prashant Mayekar


(Rupesh M. Totewar)
**Ex. Engineer/B.P./(GM)/
MHADA (W.S.)**

No. MH/EE/(BP)/GM/MHADA ^{108/1937/}8/1092/2024.

Date **08 OCT 2024**

This Further C.C. is valid upto: 12.11.2024.

Remarks:

" This Further C.C. is re-endorsed for the entire work i.e. **"utpo top of 2nd floor level with height 9.30 mt. from AGL + LMR+OHT of proposed Row-House as per approved amended plans dt. 30.09.2023"**.

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.


(Rupesh M. Totewar)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai /MHADA