

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.)

PLINTH COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-105/1042/2024

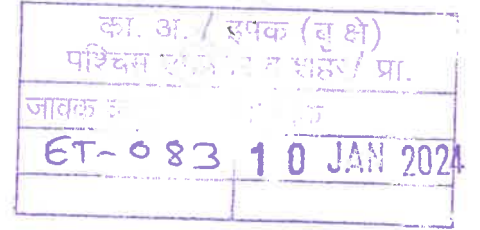
Date-

09 JAN 2024



ITC Cell,
M. H. & A. D. Authority
Inward No.: 166
Date: 10-01-2024

To,
M/s. Saptrishi Infracon Pvt. Ltd.
C. A. to D.N. Nagar Shree Ganesh CHSL,
Granth Avenue, Ram Mandir Road,
Kherwadi Junction, Bandra East,
Mumbai – 400 051.



Sub: Proposed redevelopment of existing building no. 11 of “D. N. Nagar Shree Ganesh CHSL”, on plot bearing CTS no. 195(Pt.), S.no. 106/A, MHADA Layout, D.N. Nagar, Andheri (W), Mumbai – 53.

- Ref:** 1. Application of Architect dated 04.01.2024.
2. Concession approved from Hon'ble V.P./MHADA Dtd. 31.12.2021.
3. Zero FSI IOA issued u/no. MH/EE/BP/Cell/GM/MHADA-105/1042/ 2022 dtd. 02.02.2022.
4. Amended plan IOA issued u/no. MH/EE/(BP)/GM/MHADA
5. Zero FSI Amended plan issued u/no.MH/EE/(BP)/GM/MHADA-105/1042 /2023 dt 29.12.2023

Dear Applicant,

With reference to your application dated 04.01.2024 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 to proposed redevelopment of proposed redevelopment of existing building no. 11 of “D.N. Nagar Shree Ganesh CHSL”, on plot bearing CTS no. 195(Pt.), S.no. 106/A, MHADA Layout, D.N. Nagar, Andheri (West), Mumbai – 400 053.

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in Zero FSI Amended plan Dt. 29.12.2023 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 Commencement Certificate granted for work upto top of Plinth level from G. L. as per approved Zero FSI Amended plans dtd. 29.12.2023.

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 shall be strictly followed on Site.

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 dt.08 JAN 2025

--Sd--

(Rupesh M. Totewar)

**Executive Eng./B.P. Cell (W.S.)
Greater Mumbai/MHADA**

Copy with plan to:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for information & Upload on Mhada website.
- 4) Ex. Engineer (Goregaon Division)
- 5) Asst. Commissioner 'K/W' Ward (MCGM)
- 6) A.A. & C. 'K/W' Ward (MCGM)
- 7) A.E.W.W. 'K/W' Ward (MCGM)
- 8) The Secretary D. N. Nagar Shree Ganesh CHSL
- 9) Arch. Shri. Amit Parab of M/s. Shelter Associates Management Consultant & Associates.

(Rupesh M. Totewar)

**Executive Eng./B.P. Cell (W.S.)
Greater Mumbai/MHADA**

