



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

ITC Cell,

M. M. & A. D. Authority

Insard No.: 2477

Date: 23.07.24

No.MH/EE/(B.P.)/GM/MHADA-22/1305/2024

DATE- 23 JUL 2024

To,

Secretary,

Nehru Nagar Sunil CHSL, Akansha CHSL & OB-17.

का. अ. / इपक (बु क्षेत्र) पुर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1272	23 JUL 2024

Sub:-Proposed redevelopment of existing Bldg. No. 132 known as “ Sunil CHSL” along with office building no.17 & Akansha Labour CSL bearing C.T.S. No. 02(pt), Nehru Nagar of Village Kurla, MHADA Layout at Kurla(East), Mumbai – 400024.

Ref:- 1) IOA approved u/no.. MH/EE/BP/GM/MHADA – 22/1305/2023
dtd. 28.06.2023
2) Architect Application for plinth CC dtd. 12.07.2024.

Dear Applicant,

With reference to the application made by your Architect dated 12/07/2024 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 for Proposed redevelopment of existing Bldg. No. 132 known as “ Sunil CHSL” along with office building no.17 & Akansha Labour CSL bearing C.T.S. No. 02(pt), Nehru Nagar of Village Kurla, MHADA Layout at Kurla(East), Mumbai – 400024.

The Plinth Commencement Certificate/Building Permit is hereby granted subject to compliance of conditions mentioned in IOAdated28.06.2023 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 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.

Hon'ble 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 the said Act.

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.


This Commencement Certificate is issued up to **Top of plinth level**, as per IOA issued by MHADA u/no.MH/EE/BP/GM/MHADA – 22/1305/2023 dtd. 28.06.2023

--Sd--

(Prashant D. Dhatrik)
Executive Engineer B.P. Cell(E.S)
Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board
- 2) Dy.Che.Eng./B.P./(GM)/MHADA
- 3) Chief ICT Officer/A for info & Upload on MHADA website.
- 4) Asst. Commissioner "L" Ward(MCGM)
- 5) A.A. & C. "L" Ward (MCGM)
- 6) A.E.W.W."L" Ward (MCGM)
- 7) M/s. Samruddhi Developers
- 8) Architect P.N. Bhobe of M/s. P.N. Bhobe & Associates.


(Prashant D. Dhatrik)
Executive Engineer B.P. Cell(E.S)
Greater Mumbai/ MHADA

