



## 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-113/1380/2024

Date 15 JAN 2024 1330095

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 310  
Date: 19.01.2024

का. अ. / इपक (वृ. क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दि. क्र.
ET-173	19 JAN 2024

To,  
The Executive Engineer,  
Bandra Division,  
Maharashtra Housing & Area Development Board,  
Kala Nagar, Badra (East), Mumbai-400 051.

**Sub:** Plinth C. C. for Phase-1 for proposed Residential Building (M. I. G.) on Plot no. R-8, at C.T.S. no. 155/1A-1 of Village Oshiwara, Opp. Link Road, Jogeshwari (West), Mumbai.

**Ref :** 1) Application of E.E. Bandra Division vide no. ET-140 dated 10/01/2024 for granting Plinth C.C. for Phase-I.  
2) Application of L. S. vide no. ET-149 dated 11/01/2024.  
3) MCGM File no. CHE/429/BP(Spl.Cell)/AKW/337.  
4) Concession approved by Hon'ble V. P. & CEO MHADA vide no. ET-548 dated 30/12/2020.  
5) Zero FSI IOA issued u/no. MH /EE/B.P. Cell/GM/ MHADA-113/380/2024 dt. 03.01.2024

Dear Applicant,

With reference to your application dated 10/01/2024 & 11/01/2024 for development Permission and grant of Plinth Commencement Certificate for Phase-I 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 Residential Building (M. I. G.) on Plot no. R-8, at C.T.S. no. 155/1A-1 of Village Oshiwara, Opp. Link Road, Jogeshwari (West), Mumbai.**

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in Zero FSI I.O.A. approval dated 03.01.2024 granted by MHADA

and following conditions:

गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई ४०० ०५१.

दूरध्वनी ६६४० ५०००

फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.

Phone : 66405000

Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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.

This part Plinth C.C. is issued for Phase-I upto height of 0.15 mts. A.G.L shown as ADGH & KLMP in accompanying phase programmed plan as per approved Zero FSI IOA plan dated 03/01/2024.

This CC is valid upto dt. ....

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.

**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.

--Sd--

(Rupesh M. Totewar)

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

**Copy to :**

- 1) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 2) Chief ICT Officer/A for information & Upload on MHADA website
- 3) E.E. (Bandra Division).
- 4) A. A & C. W.S.
- 5) A.E.W.W. "K/W" Ward
- 6) Assistant Commissioner "K/W" Ward.
- 7) L. S. Shri. Yogesh Soma Kanagal of  
M/s. Kvin Designer & Consultant.

(Rupesh M. Totewar)

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

