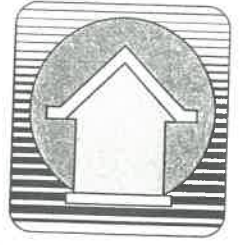




म्हाडा

MHADA



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 DT. 23 May, 2018.

ITC Cell,

M. M. & A. D. Author

Inward No.: 2713

Date: 08.08.24

To,

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-93/558/2024

Date: 07 AUG 2024

- 1) DB (BKC) Realtors Pvt. Ltd.
C.A. to Tata Colony CHSL at Bharat Nagar
Village Kole – Kalyan Tal.- Andheri Mumbai
- 2) Abil Buildcon LLP.
C.A. to Transit Camp at Bharat Nagar
Village Kole-Kalyan Tal. – Andheri

का. अ. / इपक (बृ. क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1858	08 AUG 2024

Sub: - Proposed redevelopment of Bharat Nagar Transit Camp and Tata Colony at Bharat Nagar bearing C. S. No. 378 (Pt.) C.T.S. No. 7643 (Pt.) Village Kole Kalyan Tal. - Andheri Mumbai Suburb District under regulations 33(5) & 33(19) of DCPR 2034 and the Bandra Kurla Complex Notified Area Development Control Regulations, 1979.

- Ref.:** 1. Zero FSI IOA issued u.no. EE/BP Cell/GM/MHADA-93/549/2020 dtd.29.10.2020.
2. IOA issued u.no. EE/BP Cell/GM/MHADA-93/558/2021 dtd.17.08.2021.
3. Amended IOA issued u. no. EE/BP Cell/GM/MHADA-93/558/dtd.20.06.2022.
4. Amended Approval Letter for Rehab Building issued u. no. MH/EE/BP Cell/GM/MHADA-93/558/2023 dated 10.11.2023
5. Architect Application letter for Plinth CC dtd. 25.04.2024

Dear Applicant,

With reference to your application dated 25.04.2024 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 **Proposed redevelopment of Bharat Nagar Transit Camp and Tata Colony at Bharat Nagar bearing C. S. No. 378 (Pt.) C.T.S. No. 7643 (Pt.) Village Kole Kalyan Tal. - Andheri Mumbai Suburb District under regulations 33(5) & 33(19) of DCPR 2034 and the Bandra Kurla Complex Notified Area Development Control Regulations, 1979.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in Zero FSI I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-93/549/2020 dt. 29.10.2020 & IOA u/Ref. No. EE/BP CELL/GM/MHADA-93/558/2021 dt. 17.08.2021, Amended IOA issued u. no.EE/BP Cell/GM/MHADA-93/558/dtd.20.06.2022 & Amended IOA Approval Letter u. no. MH/EE/BP Cell/GM/MHADA-93/558/2023 dtd.10.11.2023 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.

8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.
9. Conditions of multi Modal Integration (MMI) mentioned in letter no.PIU/TP Unit/ML-2B/NOC-Renewal/269/749 dtd. 27.06.2024. issued by MMRDA shall be followed.
10. All the conditions mentioned in MOEF & MCZMA NOC shall be followed or adhere to.
11. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/no. ET-321 dated. 25.10.2023 and Govt. of Maharashtra directives issued u/no. CAP-2023/CR-170/TC dated. 27.10.2023. Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA

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 C.C. is issued for work upto plinth as per approved IOA plans dated 10.11.2023 (Excluding Hatched portion as shown on plan.)

This CC is valid upto 06 AUG 2025

--Sd--

(Rupesh M. Totewar)

Executive Engineer/B.P. Cell(W/S)
GM / MHADA

Copy to,

- 1) The Hon'ble Chief Officer / M.B.
- 2) The Hon'ble Chief Officer / M.B.R. & R. Board.
- 3) Dy. Chief Engineer/BP Cell/MHADA
- 4) Chief ICT Officer/A for info & Upload on MHADA website
- 5) The Architect/Layout Cell/M.B.
- 6) Executive Engineer/Bandra Division/Mumbai Board
- 7) Asst. Commissioner 'H/E' Ward (MCGM)
- 8) A.A. & C. 'H/E' Ward (MCGM)
- 9) A.E.W.W. 'H/E' Ward (MCGM)
- 10) Architect Shri Vilas Dikshit of M/s. Shilp Associates, 317, E- Square, Subhash Road, Above State Bank of India, Vile Parle (E), Mumbai - 400057.

(Rupesh M. Totewar)

Executive Engineer/B.P. Cell(W/S)
GM / MHADA

