



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation
No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

ITC Cell,

M. B. & A. D. Author

Loward No.: 2252

Date: 08.07.24

PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-113/1540 /2024

Date: 05 JUL 2024

To,

M/s Bharat Realty Venture Pvt Ltd C.A to Owner

Bharat Auravistas CHSL

Andheri (West) Mumbai

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1578	08 JUL 2024

Sub: Proposed joint redevelopment of existing building Of BHARAT Auravistas CHSL at plot No H-44 ,& 45 on plot bearing CTS No 1(pt) of village Oshiwara at Andheri (West) Mumbai.

Ref: 1) IOA MH / EE/(B.P)/GM/MHADA-113/1540/2024 dated 28.03.2024
2) Application Letter for approval of plinth CC from Ellora Project Consultants Pvt ltd dated 03.07.2024

Dear Applicant,

With reference to your application dated 03.07.2024 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 to **Proposed joint redevelopment of existing building Of BHARAT Auravistas CHSL at plot No H-44 ,& 45 on plot bearing CTS No 1(pt) of village Oshiwara at Andheri (West) Mumbai** The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 28.03.2024 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 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 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 up to Dated -


The Plinth Commencement Certificate is for carrying out the work up to plinth level as per approved plans Vide No MHADA -113/1540/2024 dated. 28.03.2024

--Sd--

**(Rupesh M. Totewar)
Ex.Eng.B.P.Cell (W/S)
MHADA.**

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner K/W Ward (MCGM)
- 3) Dy.Che.B.P/GM.MHADA (SPA)
- 4) Executive Engineer Bandra Division
- 5) Chief ICT Officer/A for info & Upload on MHADA website.
- 6) Architect / Layout Cell (PA MHADA)
- 7) A.A. & C. 'K/W' Ward (MCGM)
- 8) A.E.W.W. 'K/W Ward (MCGM)
- 9) Ellora Project Consultants Pvt. Ltd.


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

ICT/A