



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)

PLINTH COMMENCEMENT CERTIFICATE



No.MH/EE/(B.P.)/GM/MHADA-88/1213/2023

Date- 06 NOV 2023

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3121
Date: 06.11.2023

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2283	06 NOV 2023

To,
M/s. Ruhaan Skyscrapers
C.A. to Dahisar Shramik (MIG) CHSL.
4, Marigold Building, Saibaba,
Vihar Complex, G.B. Raod,
Thane - 400 607.

Sub: - Proposed redevelopment of existing chawl no. 1 to 10, known as DAHISAR SHRMIK (MIG) CHSL. on plot baring C.T.S. No. 1644 (pt.) 1649 (pt.) & 1650(pt.) village Dahisar, Chunabhatti Dahisar (E), Mumbai -400 068.

Ref.: 1) Zero FSI Amended IOA u.no. MH/EE/ (B.P.)/GM/MHADA -88/1213/2023 dtd.27.10.2023.
2) Architect Application for plinth C.C. Dtd.31.10.2023.

Dear Applicant,

With reference to your application dated 31.10.2023 for development Permission and grant of Zero FSI 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 existing chawl no. 1 to 10, Known as DAHISAR SHRMIK (MIG) CHSL. on plot baring C.T.S. No. 1644 (pt.) 1649 (pt.) & 1650(pt.) village Dahisar, Chunabhatti Dahisar (E), Mumbai -400 068.**

This Zero FSI Commencement Certificate/Building Permit is granted subject To compliance of conditions as mentioned in Amended Zero FSI I.O.A. issued by this office u/no. EE/BPCell/GM/MHADA-88/1213/2023. Dt.27.10.2023. 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. That you shall submit fresh MHADA NOC with correct CTS No. & village before applying for Further C.C. beyond plinth level
10. 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.

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 Plinth C.C. is issued upto top of Basement level i.e. height upto 2.40 mtr above existing road level as per approved Amended Zero FSI plans dated 27.10.2023 by restricting CC of Basement falling in Industrial Zone.

This CC is valid upto 05 NOV 2024

Sd/-

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

Copy to,

- 1) The Hon'ble Chief Officer / M.B.
- ✓ 2) Chief ICT officer/A for information & upload on MHADA website
- 3) Dy. Chief Engineer/BP Cell/MHADA
- 4) The Architect/Layout Cell/M.B.
- 5) Asst. Commissioner 'R/N' Ward (MCGM)
- 6) A.A. & C. 'R/N' Ward (MCGM)
- 7) A.E.W.W. 'R/N' Ward (MCGM)
- 8) Architect Shri. Vilas Dikshit of M/s. Shilp Associats.


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

ICT/A