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.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1635/2025/CC/1/New Date : 07 March, 2025

To

PUNEET EDIFICE PVT. LTD

401/402 , 4th floor , tulsee chamber , opp .teen petrol pump, LBS Road , Thane -400602

का. अ. / इपक (बृ क्षे)
पूर्व उपनगर / म्रा.
जावक क्र. क
E-4543102 11 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 829
Date: 12.03.25

Sub : Redevelopment of existing Bldg. No. 6, known as kannamwar Nagar Shrushti Co-op. Hsg. Soc. Ltd. On land bearing C.T.S. No. 356 (pt.) S.No. 113 (pt.) of village- HarIyali, at Kannamwar Nagar Vikhroli (East) Mumbai- 400083.

Dear Applicant,

With reference to your application dated 03 December, 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 existing Bldg. No. 6, known as kannamwar Nagar Shrushti Co-op. Hsg. Soc. Ltd. On land bearing C.T.S. No. 356 (pt.) S.No. 113 (pt.) of village- HarIyali, at Kannamwar Nagar Vikhroli (East) Mumbai- 400083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1635/2024/IOA/1/Old dt. 11 November, 2024 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 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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 06 March, 2026

Remarks : This C.C. is granted for work upto top of Plinth level height up to 0.60 mtrs. as per approved ZERO FSI I.O.A. plans issued by MHADA on dtd. 11.11.2024 vide u/no.MH/EE/BP Cell/GM/MHADA-9/1635/2024.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy to : -

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - SUBHASH GANPATRAO PATIL.
9. Secretary Shrushti chsl

Digitally signed by Prashant Damodar Dhatrak
Date: 07 Mar 2025 18:49:10
Organization :MHADA
Designation :Executive Engr.

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA