



## 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. H. & A. D. Authority

Inward No.: 1707

Date: 13.05.2024

### PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-81/1368/2024

Date: 10 MAY 2024

का. अ. / उपक (वृ. क्षे.)
पश्चिम महाराष्ट्र नगर/ प्रा.
जायका नं.
६९-११०१ 13 MAY 2024

To,

M/s. Sai Lee Developers Pvt. Ltd and MHADA

**Sub:** Proposed MHADA Building no 2 on plot bearing C.T.S No.250, F.P No.457 T.P.S.III, Borivali at Gorai Road, Borivali (West) Mumbai - 400 092

**Ref:** 1.Letter for approval of concession from Shri Jitendra G. Dewoolkar of M/s. Ellora Project Consultants Pvt. Ltd. Dt. 18.08.2022

2. MCGM File No CE/1181/AR/WS

3. Zero FSI IOA Dated 10/12/2021.

4. Amended IOA MH/EE/BP/Cell/GM MHADA-81/1368/2021 issued on dt.08.12.2023

5. Application for Plinth CC 21.03.2024

Dear Applicant,

With reference to your application dated 21.03.2024, for development permission and grant of for 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 for **Proposed MHADA Building no 2 on plot bearing C.T.S No.250, F.P No.457 T.P.S.III, Borivali at Gorai Road, Borivali (West) Mumbai - 400 092**

The Commencement Certificate/Building permission is hereby granted subject to compliance of conditions mentioned in Zero FSI I.O.A. Dt. 10/12/2021.and Amended IOA dt. 08.12.2023, approved & issued by this office under no. EE/(B.P.)/Cell/GM/MHADA-81/1368/2024 and following additional conditions.

1. That 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

3. That the Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. That the 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. That 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. That 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. That the conditions of this certificate shall be binding not only on the applicant, 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.
9. The work shall be carried out as per norms prevail by CRZ authority.
10. 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 (WS) to exercise his powers and function of the Planning Authority under section 45 of the said Act.

**Remarks:- This is plinth CC is granted as per approved IOA plan MH/EE/BP/Cell/GM MHADA-81/1368/2021 DT 08.12.2023.**

**Note:-** That the Guidelines 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 in respect of control of Air Pollution.

This CC is valid upto **09 MAY 2025**

— Sd —

(Rupesh M. Totewar)  
**Executive Eng.(WS)/B.P. Cell  
Greater Mumbai/MHADA**

**Copy submitted to:**

- 1) Chief Officer/MB for information please.
- 2) Deputy Chief Engineer /B.P. Cell/MHADA
- 3) Architect/Layout Cell for information please
- 4) Dy. A & C. E.S/ MCGM
- ✓ 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) A.E.W.W. "R/C" Ward MCGM
- 7) Assistant Commissioner "R/C" Ward MCGM
- 8) L.S. Shri. Jitendra G. Dewoolkar



(Rupesh M. Totewar)  
**Executive Eng.(WS)/B.P. Cell  
Greater Mumbai/MHADA**

