



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.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-70/475/2023/FCC/1/Amend

Date : 05 December, 2023

To

Mr. Shambhu Balaji Satpute ,
Mrs. Sukumari Shambhu Satpute
Plot no. 120, CTS no. 19/566,
S.No.83 of Village Borivali, road
RSC-6, Gorai Road, Borivali
(west)

ITC Cell,
M. H. & A. D. Authority
Inward No.: 3451
Date: 07-12-2023

का. अ. / इपक (बु. क्षे.)
पश्चिम रसा / प्रा.
जावक नं.
ET-2436 07 DEC 2023

Sub : Proposed Row House on Plot No. 120, CTS No. 19/566, S. No. 83 of village Borivali, road RSC-6, Gorai Road, Borivali (West), Mumbai -91

Dear Applicant,

With reference to your application dated 04 May, 2022 for development permission and grant of Further 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 Row House on Plot No. 120, CTS No. 19/566, S. No. 83 of village Borivali, road RSC-6, Gorai Road, Borivali (West), Mumbai -91.**

The Commencement Certificate/Building permission is granted on 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - 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. 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 upto dt. 12 February, 2024

Issue On : 13 February, 2020 Valid Upto : 12 February, 2021
Application No. : MH/EE/(BP)/GM/MHADA-70/475/2018/CC/1/Old
Remark :
Plinth C.C as per approved I.O.D plans dated 08-03-2018

Issue On : 27 December, 2022 Valid Upto : 12 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-70/475/2022/FCC/1/New
Remark :
This C.C. is re-endorsed upto Stilt floor having height of 3.05 mt. as per approved plans dtd. 11.11.2021.

Issue On : 05 December, 2023 Valid Upto : 12 February, 2024
Application No. : MH/EE/(BP)/GM/MHADA-70/475/2023/FCC/1/Amend
Remark :
This Further C.C is granted for entire work i.e. Stilt for parking + 1st & 2nd upper floor + LMR + OHT as per approved Amended dtd. 11.11.2021.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipality Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

 Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 05-Dec-2023 17:

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

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.

2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.
4. ✓ Chief ICT officer/MHADA for information & uploaded to MHADA website ~~and email to Maha Rera at~~
helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - CHANDRAKANT BHASKAR GORULE.
9. Secretary _____

