



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3127/MW/MHL& STGL/AP **8 MAY 2017**

COMMENCEMENT CERTIFICATE

Sale Bldg No.2

TO, M/s Poddar Housing and Development Ltd &
M/s Satre Infrastructure Pvt.Ltd.
Poddar Group Bldg, Mathuradas Mill Compound,
123, N.M Joshi Marg, Lower Parel (West),
Mumbai-400 13.

Sir, With reference to your application No. 5460 dated 14/07/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. bearing C.T.S No. 828 (pt) & 1504A (pt) of Village Chembur,
Subhash Nagar Road, Chembur (W), Mumbai - 400 071, for "Sanjay
Nagar SRA CHS Ltd".

of village Chembur T.P.S. No. _____
ward M/W Situated at _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
U/R No. SRA/ENG/2611/ MW/MHL & STGL/LDI dt. 09/04/2014
IDA U/R No. SRA/ENG/3127/MW/MHL& STGL/AP dt. 05/02/2015
and on following conditions.

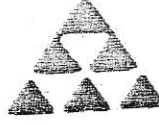
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months 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 lapse 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 C.E.O. (SRA) 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 C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 and 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.

The C.E.O. (SRA) has appointed Shri. S .D Mahajan.
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

08.05.17
Executive Engineer (SRA)
FOR



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/3127/MW/MHL & STGL/AP

Date :- 70 MAR 2017

To,
M/s. Poddar Housing and Development Ltd. &
M/s. Satre Infrastructure Pvt. Ltd.
Poddar Group Bldg.
Mathuradas Mill Compound,
128, N.M.Joshi Marg,
Lower Parel (West), Mumbai-400 013.

Sub: Proposed amended IOA for the Sale Building No. 2 under the Slum Rehabilitation scheme on plot bearing C.T.S. No. 828(pt.) & 1504A (pt.) of Village Chembur at Subhash Nagar Road, Chembur (West), Mumbai 400 071, 'M-West' ward, for "Sanjay Nagar SRA CHS Ltd."

Ref: Your letter dtd. 17.01.2017.

Sir,

With reference to above, the amended plans submitted by you for the Sale Bldg. no.02 are hereby approved by this office subject to following conditions :-

1. That all conditions of letter of intent issued under No. SRA/ENG/2611/MW/MHL & STGL/LOI dated 10/01/2017 shall be complied with.
2. That conditions of IOA under No. SRA/ENG/3127/MW/MHL & STGL/AP dtd.05/02/2015 shall be complied with.
3. That Revised Structural Designs and Calculations shall be submitted & the same shall be peer review by another structural engineer.
4. That Final plan shall be mounted on canvas and shall be submitted before asking O.C.C.

5. That you shall submit the revised E.E.(T &C) NOC from MCGM before granting further C.C. to bldg. under reference.
6. That you shall submit the revised CFO NOC from MCGM before granting Further C.C. to bldg. under reference.
7. That you shall submit the Drainage approval shall be obtained before granting plinth C.C.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

seah

10.03.17

Executive Engineer - E.S.
Slum Rehabilitation Authority