

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB-4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA- 27/041/2020

DATE- 25 NOV 2020

To,
Mr. Nikunj H. Sanghavi,
Of M/s Veena Realcon Pvt. Ltd. CA to Owner
A 901 Kaledonia, Sahar Road,
Sambaji Nagar Andheri (East).
Mumbai-

Subject: Proposed amalgamated redevelopment of the existing building no. 5,6 and 10 for societies known as "Pushpak Mitra CHSL", "ChemburSamta CHSL" and "Gulab CHSL" on plot "A" at Sahakar Nagar on plot bearing CTS No. 51(pt), of village Chembur, MHADA Layout at Chembur, Mumbai 400071.

- Ref.:** 1. I.O.A. issued by MHADA under no. EE/(B.P.)Cell/GM/MHADA-27/041/2018 on 08.08.2018 by MHADA
2. Amended IOA issued on 04.01.2020.
3. Plinth CC application on 06.01.2020.

Dear Applicant,

With reference to your application dated 18.09.2017, for development permission and grant of Commencement Certificate under section44/69 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 existing building no. 5,6 and 10 for societies known as "Pushpak Mitra CHSL", "Chembur Samta

A

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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

CHSL" and "Gulab CHSL" on plot "A" at Sahakar Nagar on plot bearing CTS No. 51(pt), of village Chembur, MHADA Layout at Chembur, Mumbai 400071.

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOA dtd.08.08.2018 & Amended IOA dtd.04.01.2020, 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.

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

This CC is valid upto: 24 NOV 2021

Remarks:

CC upto top of Stilt level for (MHADA bldg.) bldg. no. 1 (wing A, B and C) & top of plinth level for (Sale bldg.) Bldg. No. 2 as per approved amended IOA plan dt. 04.01.2020.

--Sd--

(Dinesh Mahajan)
Executive Engineer/ B.P. Cell
Greater Mumbai/MHADA

Copy to,

1) The Hon'ble Chief Officer / M.B., for information and necessary action please:

- a) The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/F-1166/2015, dt. 08/09/2015 for gross plot area 2341.43 Sq. Mt.

A set of approved plan for information and necessary action please.