

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

6th floor, MMRDA Bldg, Bandra (E), Mumbai – 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

COMMENCEMENT CERTIFICATE

No. MMRDA/OSD/SRA/ Rev.LOI-67/IOA-142/GL/M(W)/2020

Date: 26 OCT 2020

To,
M/s Priya Constructions.
1st floor, Abhiman-II
Near Damani Estate,
Off Eastern Express Highway,
Thane (West) – 400 062

Sir,

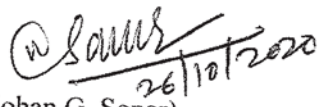
With reference to your application no. 710 dated 01.09.2015 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect **Composite Building No. RS1**, with respect to approved proposed Slum Rehabilitation scheme under Regulation 33(10) of DCPR-2034 on land bearing CTS Nos. 29(pt.), 31 and 559 (pt.) of village Chembur, Taluka Kurla, situated at Amar Mahal Junction, Eastern Express Highway, Mumbai.

The Commencement Certificate/Building permit is granted subject to compliance of conditions mentioned in revised **LOI u/r no. MMRDA/SRA/Rev.LOI-67/GL/M(W)/2020 dated 11.08.2020 and last amended plans u/no. MMRDA/OSD/SRA/Rev.LOI-67/IOA-142/GL/M(W)/2020 dated 31.08.2020 which is approved under DCPR-2034.**

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 issue.
4. This permission does not entitle you to develop the 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 M.C., MMRDA, 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 M.C., MMRDA is contravened or not complied with.
 - c. The Metropolitan Commissioner, MMRDA 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 condition no. A.12 & A.38 under IOA no. MMRDA/OSD/SRA/LOI-67/IOA-142/GL/M(W)/2018 dated 25.05.2018 shall be complied before start of work.
8. The condition no. A.8, A.20 (b), A.20 (f), A.20 (h) & A.22 under IOA no. MMRDA/OSD/SRA/LOI-67/IOA-142/GL/M(W)/2018 dated 25.05.2018 and condition no. 7 of amended plan u/no. MMRDA/OSD/SRA/Rev.LOI-67/IOA-142/GL/M(W)/2020 dated 31.08.2020 shall be complied before further C.C.
9. The condition no. A.2, A.14, A.15 & A.40 under IOA no MMRDA/OSD/SRA/LOI-67/IOA-142/GL/M(W)/2018 dated 25.05.2018 and condition no. 5 & 6 of amended plan u/no. MMRDA/OSD/SRA/Rev.LOI-67/IOA-142/GL/M(W)/2020 dated 31.08.2020 shall be complied before O.C.C.
10. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators & successors and every person deriving title through or under him.

The M.C., MMRDA has appointed **Shri Mohan G. Sonar**, Officer on Special Duty, SRA Cell 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** of aforesaid **Composite Building No. RS1**, with respect to approved proposed Slum Rehabilitation scheme under Regulation 33(10) of DCPR-2034 on land bearing CTS Nos. 29(pt.), 31 and 559 (pt.) of village Chembur, Taluka Kurla, situated at Amar Mahal Junction, Eastern Express Highway, Mumbai.


(Mohan G. Sonar)
Officer on Special Duty,
SRA Cell, MMRDA.