

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 DDT. 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-1/148 /2019
Date: 08 FEB 2019

To,

✓ C.A to society Vrindavan Chs Ltd (M/s. Haware Builders),
Office no. 416 Vardhaman Market,
Sector no 17 vashi,
Navi Mumbai 400703.

Sub: Proposed Redevelopment of building no 75 Pant known as "**Pant Nagar Vrindavan Chs Ltd**". on the plot bearing C.T.S No.185 (pt) at Pant Nagar, Ghatkopar, Mumbai 400075.

Ref.:

1. Amended Plans were approved by MHADA under no. MH/EE/(B.P.)/GM/MHADA-1/148/2018 dated 18.12.2018
2. Architect Application dated 04/01/2019.

Sir,

With reference to your application dated 04.01.2019 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 **redevelop building no.75 on plot bearing C.T.S. No. 185 (part) at Pant Nagar, Ghatkopar, Mumbai 400075.**

The Commencement Certificate/Building permission is granted by MCGM subject to compliance of conditions mentioned in IOD u/ref. no. CE/6540/BPES/AN I.O.D. dated 10.06.2006, amended plans approval dated 24.10.2011 and further amended plans approval Dt.18.12.2018 granted by MHADA and following conditions.

1. 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 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. Precautionary measures shall be taken by the applicant during the execution of work with necessary safety net around the construction periphery.
7. 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.

This C.C. is issued including Endorsement of Plinth C.C. of Wing A & B u/no. CE/6540/BPES/AN dated 04.02.2011 as per approved plans dated 10.06.2010. C.C. endorsed upto 2nd floor of wing A & B under no. CE/6540/BPES/AN dated 09.11.2011 as per approved amended plans dtd. 24.10.2011.

The Shri. Milind Fulzele of M/s. Space Design has complied the terms and conditions mentioned in amended plans approved by this office under no. MH/EE/(B.P.)/GM/MHADA-1/143/2018 dated 13.12.2018 and as per request made by architect for issuance for CC i.e. C.C. upto 8th upper floor for Wing A & Wing B.

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.




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. Rajeev Sheth, Executive Engineer** to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Hence, further C.C. extended upto top of 8th upper floors (i.e. Wing A & Wing B consisting of stilt + 1st to 8th upper floor) as per approved amended plans dated 18.12.2018.

This further CC is valid for one year from date of issue.


(Rajeev Sheth)
Executive Eng./B.P. Cell
Greater Mumbai/MHADA

Copy to :

- 1) Dy. A & C. E.S.
- 2) A.E.W.W. N Ward
- 3) Assistant Commissioner N Ward.
- 4) Architect Shri. Milind Fulzele of M/s. Space Design.

Copy to:

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

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/ARCH/NOC/F-215/1658/2018 dated 09.10.2018 for gross plot area 827.44 Sq.mt which includes Lease area 810.50 Sq.mt. + Additional land 16.94 Sq.mt.

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

- 2) The Architect/ Layout Cell/ M.B., for information and necessary action please.

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/ARCH/NOC/F-215/1658/2018 dated 09.10.2018 for gross plot area 827.44 Sq.mt. which includes Lease area 810.50 Sq.mt. + Additional land 16.94 Sq.mt.

The above approval parameter may please be incorporated in layout while getting approval of the layout of Pant Nagar, Ghatkopar. It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

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

- 3) Executive Engineer, Kurla Division/Mumbai Board for information please.

You are hereby informed to verify the dimension of attached plan with demarcation issue by you vide letter No.EE/HGD/237/2007 dated 21/01/2008 having plot area 827.44 sq.mt. if any deviation/ variation accordingly separate Demarcation shall be submitted within week period to this office.



(Rajeev Sheth)

Executive Engineer

B.P. Cell / Greater Mumbai MHADA