

Building Permission Cell, Greater Mumbai MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

COMMENCEMENT CERTIFICATE FOR PLINTH ZERO F.S.I

No.EE/BP/CELL/GM/MHADA-1/434/2020

Dated. 04 JAN 2020

To

CA to Bldg. no.159-Pant Nagar Navjeevan CHS, Bldg. no.160-Pant Nagar Ganeshdham CHSL, Bldg. no.161-Pant Nagar Swagat CHSL, Bldg. no.162-Pant Nagar Sarvmangalam CHSL, Bldg. no.163-Pant Nagar Sanskar CHSL, Bldg. no.164-Pant Nagar Devashish CHSL, Bldg. no.165-Pant Nagar Saiprastha CHSL, Bldg. no.166-Pant Nagar Saisadan CHSL, Bldg. no.167-Pant Nagar Sukhsagar CHSL, Bldg. no.168-Pant Nagar Bhagyodaya CHSL Bldg. no.169-Pant Nagar Fulrani CHSL, Bldg. no.170-Pant Nagar Gauriputra CHSL, Bldg. no.171-Pant Nagar Saidham CHSL &Bldg. no.172-Pant Nagar NeelkanthDarshan now known as GHATKOPAR AVENUE CHS Association (Proposed), M/s. MAN REALTORS AND HOLDINGS Pvt. Ltd.

Sub:-Proposed C.C for Zero FSI as per Zero F.S.I IOA dated 18/12/2019 for Residential Re-development of existing residential Bldg. no.159-Pant Nagar Navjeevan CHS, Bldg. no.160-Pant Nagar Ganeshdham CHSL, Bldg. no.161-Pant Nagar Swagat CHSL, Bldg. no.162-Pant Nagar Sarvmangalam CHSL, Bldg. no.163-Pant Nagar Sanskar CHSL, Bldg. no.164-Pant Nagar Devashish CHSL, Bldg. no.165-Pant Nagar Saiprastha CHSL, Bldg. no.166-Pant Nagar Saisadan CHSL, Bldg. no.167-Pant Nagar Sukhsagar CHSL, Bldg. no.168-Pant Nagar Bhagyodaya CHSL Bldg. no.169-Pant Nagar Fulrani CHSL, Bldg. no.170-Pant Nagar Gauriputra CHSL, Bldg. no.171-Pant Nagar Saidham CHSL &Bldg. no.172-Pant Nagar NeelkanthDarshan now known as GHATKOPAR

1/4

AVENUE CHS Association (Proposed), on plot bearing survey no. 236-A and C.T.S. No. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075.

- Ref:** 1. Architect: Shri. Sunil G. Ambre of M/s. Sunil Ambre & Associates dated 30/12/2019.
2. EE/BP/CELL/GM/MHADA-1/434/2019 Dt.18/12/2019.

Dear Applicant,

With reference to your application dated 30/12/2019 for development permission and grant of 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 erect a "M/s. Man Realtors and Holdings Pvt.Ltd., CA to building no 159 Pant Nagar Navjeevan CHS, bldg. No.160 Pant Nagar Ganeshdham CHSL, bldg no 161 Pant Nagar Swagat CHSL, bldg no.162 Pant Nagar Sarvmangalam CHSL, bldg no.163 Pant Nagar Sanskar CHSL, bldg no.164 Pant Nagar Devashish CHSL, bldg no.165 Pant Nagar Saiprastha CHSL, bldg no.166 Pant Nagar Saisadan CHSL, bldg no.167 Pant Nagar Sukhsagar CHSL, bldg no. 168 Pant Nagar Bhagyodaya CHSL, bldg no.169 Pant Nagar Fulrani CHSL, bldg no. 170 Pant Nagar Gauriputra CHSL, bldg.no.171 Pant Nagar Saidham CHSL & bldg.no.172 Pant Nagar Neelkanth Darshan now known as GHATKOPAR AVENUE CHS Association (Proposed)", on plot bearing C.T.S. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075. The Commencement Certificate/ Building Permit is granted subject to compliance of mentioned in IOA u/r no.EE /BP/CELL/GM/MHADA-1/434/2019 Dt.18/12/2019 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.

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

This plinth CC is valid upto Dt. 03 JAN 2021

Remarks:

Phase Wise C.C. as shown in attached plan upto Plinth in accordance with I.O.A. approved plans dt. 18.12.2019. (i.e. Phase-I and Phase-II)

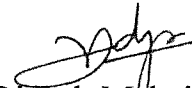
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(Dinesh Mahajan)

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

Copy Submitted in favor of information please

1. Deputy Chief Engineer/BP Cell/MHADA
2. Architect: Shri. Sunil G. Ambre of M/s. Sunil Ambre & Associates
3. A.A. & C. 'N' Ward (MCGM)
4. A.E.W.W. 'N' Ward (MCGM)
5. Secretary/ Ghatkopar Avenue CHS. Association.

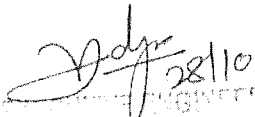

(Dinesh Mahajan)

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

*No. GE/ BP CELL/ GM/ MHADA 2/434/ 2020
Date 28 OCT 2020,*

*Plinth CC i.e. upto Basement top slab for proposed
Building as per LOA approved at dt. 17/10/2020*

4/4


28/10
EXECUTIVE ENGINEER B.P. CELL
GREATER MUMBAI/ MHADA