



**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.

**PLINTH COMMENCEMENT CERTIFICATE**

No. MH/EE/(B.P.)/GM/MHADA-8/ 297 /2019

Date : 08 MAY 2019

To

Tagore Nagore Manoranjan C.H.S. Ltd.

(C.A. to M/s. Adityaraj Builders)

Office at : Bldg.No. 3, Poornima Darshan,

Tagore Nagar, Vikhroli (East), Mumbai – 400 083.

**Sub :** Proposed Redevelopment and Reconstruction of existing building no. (50) known as Tagore Nagar Manoranjan CHS. LTD.on plot bearing C.T.S. No. 347(pt) of Village – Hariyali, situated at Tagore Nagar MHADA Colony, Vikhroli (East), Mumbai –400083.

**Ref. :** 1) MCGM Online File No. CHE/ES/2058/S/337(NEW)  
2) IOD Plans approval dated 15-05-2018.

Dear Applicant,

With reference to your application dated 02-04-2019 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 the building no. (50) known as Tagore Nagar Manoranjan Co-op. Hsg. Soc. Ltd. on land bearing C.T.S. No. 347(pt) of Village-Hariyali, situated at Tagore MHADA Colony, Vikhroli (East), Mumbai – 400 083.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in I.O.D. u/ref. no. CHE/ES/2058/S/337(NEW) dated 15-05-2018 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.

1/3

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. That the work shall be carried out as per approved plans i.e. IOA / Amended plans and terms & conditions mentioned therein along with compliance submitted by Architect.

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.

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.

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.

This C.C. is issued as Plinth C.C. as per approved I.O.D. plans dated 15-05-2018.

This plinth CC is valid upto ..... 07 MAY 2020

  
(Rajeev Sheth)

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

Copy forwarded to Architect for information please

- 1) Shri. R.S. Karnik, Architect, M/s. Architects Collaboration,  
Tara Darshan Bldg., First floor, Chafekar Bandhu Marg,  
Mulund (East), Mumbai - 400 081.
- 2) The Secretary, Tagore Nagar Manoranjan Co-op. Hsg. Soc. Ltd.,  
Bldg. No. 50, Tagore Nagar MHADA Colony, Vikhroli (E),  
Mumbai - 400 083.

**Copy to :**

- 1) The Hon'ble Chief Officer / M.B., for information please.
- 2) The Architect/ Layout Cell/ M.B., for information please.
- 3) Executive Engineer (Kurla Division), for information and necessary action please.
- 4) Dy. A. & C., E.S./MCGM
- 5) A.E.W.W. "S" Ward.
- 6) Assistant Commissioner "S" Ward.

  
(Rajeev Sheth)

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

Building No. 50 CTS No. 347 (p) Tagore Nagar Manora Jan CHSL Village Kurla (E)