

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning 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 -8/849/2021

Date: **28 JUL 2021**

To

M/s. Adityaraj Builders

C.A. to Tagore Nagar Shramik CHS Ltd.

101, Bldg. No. 3, Purnima CHS Ltd.

Tagore Nagar, Vikhroli (East), Mumbai.

Sub:- Proposed redevelopment of existing building No. 51 known as "Tagore Nagar Shramik CHS Ltd." on plot bearing C.T.S. No. 347 (pt.) of Village Hariyali, at Tagore Nagar, MHADA Layout, Vikhroli (E), Mumbai- 400083.

Ref. : 1. IOA plans issued by MHADA dated 07.07.2021
2. Architect application dated 15.07.2021.

Dear Applicant,

With reference to your application dated 15.07.2021 for development permission and grant of Plinth 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 redevelopment of the **Existing building No. 51 known as "Togore Nagar Shramik CHS Ltd." on plot bearing C.T.S. No. 347 (pt.) of Village Hariyali, at Tagore Nagar, MHADA Layout, Vikhroli (E), Mumbai- 400083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-8/849/2021 dt. 07.07.2021 and following conditions.

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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. Anil N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved IOA plans dated 07.07.2021.

This CC is valid upto **27 JUL** 2022


(Anil N Rathod)

**Executive Engineer/B.P. Cell (E.S.)
Greater Mumbai / MHADA**