

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

EE/BP/CELL/GM/MHADA-25/035/2018

Date **31 JUL 2018**

To

✓ Shri. Sanjay Hirjin Savla & Shri. Sheel Shirish Keniya,
Of S.S. Kenarc Spaces LLP,
office no. 7, 1st floor, Shantinath shopping centre,
S.V. Road, Malad (W), Mumbai – 400 064.

Sub:- Proposed Redevelopment of existing building No. 6 known as The Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd. along with tit-bit land, R.G. plot & plot No. NDR 29 situated at property bearing C.T.S. No. 16 (pt), Tilak Nagar, Chembur, in M/West Ward Mumbai under regulation no. of DCR 33(5).

Layout Name : Tilak Nagar, Chembur Mumbai in M/W Ward.(Sr. No. 25)

Ref: 1. MCGM Proposal No. CHE/ES/3349/M/W/337(NEW). Dtd. 01/04/2018.
2. I.O.D. for zero FSI is issued on 21- 05- 2018 by MCGM.
3. Application of Architect to this department dtd. 20/06/2018.
" Commencement Certificate for Plinth"

Sir,

With reference to your application dated 17/07/2018 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 building No. 06 known as "Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd.", on plot No. NDR 29 situated at property bearing C.T.S. No. 16 (pt), Tilak Nagar, Chembur, in M/West Ward Mumbai. The Commencement Certificate/

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Building Permit is granted subject to compliance of mentioned in I.O.A. u/r no.CHE/ES/3349/M/W/337(NEW). Dtd. 21/ 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.
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.

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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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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 plinth CC is valid upto Dt.30.07.2019.


Remarks:

C.C. upto Plinth as per Zero FSI I.O.D. approved plans dt. 21.05.2018. with corrected plans with letter of applicant dated 27/07/2018.


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

Copy Submitted in favor of information please


- ✓ 1. Architect Shri. Saumil A. Jhaveri., of H. M. Jhaveri & Sons.
- 2. Copy to CO/MB for information please.
- 3. Copy to EE/ Kurla Division/MB for information please.
- 4. Copy to Asst. Commissioner "M/W" ward MCGM.
- 5. Secretary/Tilak Nagar Sahyadri Co-op. Hsg. Soc. Ltd.


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

NO. M34/EE/3P/CBL/GM/MHADA-25/035/2021

Date: 04 MAY 2021

This further CC is upto top of 16th floor for tower A. i.e. tower A consisting of Basement (for stack parking + U.G. tank & pump room) + SH1 (for stack parking) + shops + 2 Car lifts + meter Room + electrical sub station + sewer & toilet & 1st to 16th upper residential floors as per approved amended plan dtd- 08.01.2020.


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA(E), MUMBAI-51