

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



म्हाडा  
MHADA



NO.CO/MB/REE/NOU/F-1345/757 /2022  
Dated: 29 MAR 2022

**Consent letter for Commencement Certificate for the Work Up to Plinth only (i.e. For Zero FSI)**

To,  
The Executive Engineer (Eastern Suburb),  
Building Permission cell, Greater Mumbai,  
Planning Authority, MHADA,  
Bandra (E), Mumbai-400 031

**Sub :** Consent Letter for Commencement Certificate for the work up to plinth only i.e. for Zero FSI for redevelopment of existing Building No. **93**, known as Part Nagar **SAI BHAVAN CHSL.**, bearing CTS No. 184 (pt), S.No.236/A (pt), village- Ghadkoper (E), Mumbai - 400 075 under regulation no.3315) of DCPB-2034

**Ref :** 1. This office Offer letter No. CO/MB/REE/NOU/F-1345/3230 /2021, dated 29.12.2021.  
2. Society's letter dated 01.02.2022.

Sir,

There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for Zero FSI for the proposed work on existing Building No. **93**, known as Part Nagar **SAI BHAVAN CHSL.**, bearing CTS No. 184 (pt), S.No.236/A (pt), village- Ghadkoper (E), Mumbai - 400 075 from M.H. & A.D. Board's side regarding the allotment is on sub-divided plot as per demarcation plan measuring about **835.13 m<sup>2</sup>** (i.e. 777.47 m<sup>2</sup> as per Lease area + 57.66 m<sup>2</sup> Titlu land).

Now by this letter Commencement Certificate for the work up to plinth only i.e. for Zero FSI may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1, prior to further consent for Commencement Certificate for work above plinth.

Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

The society will have to commence the work within the period of Six Months from the date of issue of this letter as well as complete the work within 30 months.

One Set of approved plan should be submitted by you to this office  
**(Draft Approved by CO/MB)**

  
(Prabhakar Ganap)  
Resident Executive Engineer  
Mumbai Board

✓ **Copy to : The Secretary:-** Building No.93, Part Nagar SAI BHAVAN U/PSL.,  
at village Gharkopar, Part Nagar, Gharkopar (E), Mumbai - 400 075.

**Copy to Licensed Surveyor:** Shri. Sachin Raksho, M/a Archo Consultants,  
Ground Floor, Room No.2A-Wing Bldg.No.4, Sunrise CHS Ltd, Oil Sankar  
Theater, Tilak Nagar, Chembur, Mumbai - 400 589, for information.

**Copy forwarded for information and necessary action in the matter to: -**

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect Cell, Mumbai Board
- 3) Executive Engineer Kurla Division.
  - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
  - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
  - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Shri. Jadhav / Assistant for MIS record.