

## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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- 1/404/2019

DATE- 20 SEP 2021

To,

M/s. Agnel Developers C.A. to EWS  
Tenants Association.

**Sub:-**Proposed Re-development of Sale building No.1 (Re-development of 512 EWS tenants Association) (Redevelopment of existing building Nos. 244 to 307) on plot bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village Ghatkopar, Pantnagar MHADA layout at Ghatkopar (East). Mumbai.

**Ref.-**

1. Application for Plinth CC and Phase Program Approval dt. 05.08.2021
2. Approval U/No. MH/ EE/ (B.P/GM/MHADA-1/404/2019 dtd. 07.11.2019.
3. Phase Program Plan issued on dt. 09.08.2021

Sir,

With reference to your application dated 05.08.2021, 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 **Proposed Re-development of Sale building No.1 (Re-development of 512 EWS tenants Association) (Redevelopment of existing building Nos. 244 to 307) on plot bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village Ghatkopar, Pantnagar MHADA layout at Ghatkopar (East). Mumbai.**

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOA dtd. 13.10.2020, 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.
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 Rathod / Executive Engineer (ES) to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto: 19 SEP 2022

Remarks:


In view of above the part plinth C.C upto 0.60 mt AGL for Tower A and Tower B as per approved I.O.A plan dtd. 07.11.2019 and as per Phase Programme Plan issued on dt. 09.08.2021

D.A.: Phase – programme –(I)

  
Executive Engineer (ES)  
B.P. Cell/Greater Mumbai,  
MHADA

XIG. M4/EE/BP/GM/MHADA-1/404/2022  
Date: 19 JAN 2022

TLR CC is further extended for tower C & D upto plinth level (2 level basement having depths -10.25m + plinth 0.60 mt. AGL) i.e. full plinth CC as per approved phase programme dtd- 09.08.2021 and as per approved plan dtd- 07.11.2019.

  
Executive Engineer (GM)  
Eastern Suburban/  
Maharashtra Housing & Area  
Development Authority  
Bandra (E) Mumbai 51