



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 DDT. 23 May, 2018.

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)GM/MHADA-22/242/2019

Date: **02 AUG 2019**

To

The Secretary,
Nehru Nagar Priyadarshan CHSL,
Nehru Nagar, Kurla (East),
Mumbai- 400024.

Sub:- Proposed redevelopment of the existing building No.37, known as "Nehru Nagar Priyadarshan CHS Ltd.", on plot bearing C.T.S.No.11 (Pt.) of Village - Kurla III, situated at Nehru Nagar MHADA Layout, at Kurla (East), Mumbai- 400024.

Ref. : 1. ZERO FSI IOA plans issued vide letter no. EE/BP CELL/GM/MHADA-22/242/2019, Dtd. 16/03/2019.
2. Architect application letter dtd. 22.07.2019.

Dear Applicant,,

With reference to your application dated 22.07.2019 for development permission and grant of Plinth Commencement Certificate for building no. 37, Nehru Nagar Priyadarshan Co-op. Hsg. Soc. Ltd. 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 on land bearing C.T.S. No. 11(pt) of village Kurla III, Nehru Nagar, Kurla (East), Mumbai- 400024.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in ZERO FSI IOA, w/ref. No. EE/BP CELL/GM/MHADA-22/242/2019 dtd. 16/03/2019 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 lapse

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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 approved plan, survey remark & all other relevant permission applicable to this proposal.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, 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 upto height 0.60 mt. as per approved ZERO FSI IOA plans dated 16/03/2019.

This CC is valid upto 01 AUG 2020


(Dinesh Mahajan)


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

NO. M24/EE/BP/GM/MHADA-22/244/204

Date: 24 MAR 2021

THIS further CC for phase 2 for Gr. Floor Com
residential + Gr. Floor Com to 2nd Floor Commercial &
3rd floor to 8th floor residential height upto 28.10 mtr.
as per approved amended plan dated 03/02/2020.


DA: Plan


24/3
EXECUTIVE ENGINEER (MIA)
MR. & A. AUTHORITY
GIRHA NIRMAL BHAVAN,
BANDRA (E), MUMBAI-51

NO:- MH/EE/BP/GM/MHADA-22/244/2022

DATE:- 11 JAN 2022

Further CC for building comprising of ground +
1st & 2nd floor for commercial + 3rd to 13th for
residential use having height of 43.60 mt. along
with parking tower as per approved amended
plans dtd. 03.02.2020.


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