



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-2/1108/2023/FCC/1/New

Date : 17 August, 2023

To

Smt. Anjali Rajjanlal Vimal

Row House no B-3/117 Rajawadi  
CHS Ltd. Ghatkopar east mumbai  
400077

**ITC Cell,  
M. H. & A. D. Authority**  
**Inward No.: 2124**  
**Date: 18-08-2023**

का. अ. / इपब (बु क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	दि. क्र.
ET-1395	18 AUG 2023

**Sub :** Proposed Reconstruction of Row House No B-3-117, bearing CTS No.1244 of Village Ghatkopar Kirol Rajawadi Co-Op Housing Society Ghatkopar (East) Mumbai - 400077.

Dear Applicant,

With reference to your application dated 30 March, 2023 for development permission and grant of Further 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 Reconstruction of Row House No B-3-117, bearing CTS No.1244 of Village Ghatkopar Kirol Rajawadi Co-Op Housing Society Ghatkopar (East) Mumbai - 400077.**

The Commencement Certificate/Building permission is granted on 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
  - 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. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 19 April, 2024

Issue On : 20 April, 2023

Valid Upto : 19 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-2/1108/2023/CC/1/New

Remark :

This Commencement Certificate for work upto top of Plinth (i.e., ht. upto 0.15m AGL) as per approved IOA on dtd 27.04.2022.

Issue On : 17 August, 2023

Valid Upto : 19 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-2/1108/2023/FCC/1/New

Remark :

This Commencement Certificate is granted for Further extension i.e. for stilt (for parking) + 1st and 2nd upper floors as per approved IOA plan dtd. 27.04.2022

Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 17-Aug-2023 14:

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

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner N Ward MCGM.
4. ✓ Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W N Ward MCGM.
7. A.A. & C N Ward MCGM
8. Architect / LS - Kirti Khushal Shah.
9. Secretary RAJAWADI SOCIETY

ICT/A