



## 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.)

### PLINTH COMMENCEMENT CERTIFICATE



No. MH/EE/(BPC)/MHADA/BDD/Worli/007/2023

Date:- 29 DEC 2023

ITC Cell,  
M. M. & A. D. Authority  
Inward No.: 3773  
Date: 29.12.2023

का. अ. /इपक / बी.डी.डी./प्रा.	
आवक क्र.	दि.क्र.
ET-25	29 DEC 2023

To  
The Executive Engineer  
(BDD/Worli), Mumbai Board  
Bandra (East)Mumbai-51

**Sub :-** Proposed redevelopment Of Rehab Building No 6 Under Urban Renuwel Scheme under reg-33(9)(B) of DCPR 2034 on property bearing C.S. No. 1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G- South Ward, Mumbai - 18.

**Ref:-** Executive Engineer/BDD, Worli/MB letter No. ET-19 dtd-05.06.2023

Sir

With reference to your application dated 05June, 2023 for development permission and grant of Plinth 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 redevelopment of Rehab Building No 6 Under Urban Renuwel Scheme under reg-33(9)(B) of DCPR 2034 on property bearing C.S. No. 1539 and 1540 of Lower Parel Division known as BDD Chawl, Worli, G-South Ward, Mumbai - 400018.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ ref. No. U-No. EE/MDD/BP&RD CELL/A/02/2022 Dated 10/01/2023 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 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 conditions 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 success or sand every person deriving title through or under him.

VP & CEO/MHADA has appointed Shri. Rupesh M.Totewar/ Executive Engineer to exercise his power sand function of the Planning Authority under section45 of the said Act.

This CC is valid upto \_\_\_\_\_

**Remarks:** This C.C. is granted for work upto Plinth level(i.e., height upto 1.35 m. above Road Level) as per approved plans dtd.10.01.2023.

Note:-That the Guidelines issued by Chief Engineer (D.P.) BMC dt.15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt.25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

--Sd--

**(Rupesh M Totewar)**  
**Executive Engineer/.BDD**  
**Planning Cell/MHADA**

Copy submitted in favour of information please

1. Chief Officer/Mumbai Board.
  2. Deputy Chief Engineer/B.P.Cell/MHADA.
  3. Asst. Commissioner G South Ward MCGM.
  - ✓ 4. Chief ICT officer/MHADA for information & uploaded on MHADA website.
  5. A.E.W.W G South Ward MCGM.
  6. A.A.& C G SouthWardMCGM
  7. Architect, Mr. Vivek Bhole.
  8. TCC Construction Pvt. Ltd., Sumer Kendra Floor Behind Mahindra Tower, Worli, Mumbai-400018.
- For information please.

**(Rupesh M Totewar)**  
**Executive Engineer/.BDD**  
**Planning Cell/MHADA**

ICT/A