

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.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-104/ 988/2024.

DATE- 08 FEB 2024



To,

Juhu Geetanjali Vastushilp Co-op Hsg. Soc. Ltd.
Plot no. 30 CTS No. 195 (pt),
Village Andheri (West) and
CTS No. 2 (pt) Village Vile Parle (West),
Samarth Ramdas Marg,
JVPD Scheme, Mumbai- 400049.

Sub: Proposed redevelopment of Existing Building No. 7 known as Juhu Geetanjali VastuShilp Co-op. Hsg. Soc. Ltd. On Plot No. 30, CTS No. 195 (pt), Village Andheri (West) and CTS No. 2 (pt) Village Vile Parle (West), Samarth Ramdas Marg, JVPD Scheme Mumbai- 400049.

Ref.: 1. IOA issued on 30.12.2021 u/no. MH/EE/ (B.P.)/GM/MHADA-104/ 988 /2021
2. Architect's application for plinth CC on 06.09.2023.

Dear Applicant,

With reference to your application dated 06.09.2023, 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 for **Proposed redevelopment of existing Building No. 7 known as Juhu Geetanjali VastuShilp Co-op. Hsg. Soc. Ltd. On Plot No. 30, CTS No. 195 (pt), Village Andheri (West) and CTS No. 2 (pt) Village Vile Parle (West), Samarth Ramdas Marg, JVPD Scheme Mumbai- 400049.**

The Commencement Certificate/Building permission is hereby granted subject to compliance of conditions mentioned in I.O.A. Dt. 30.12.2021, approved & issued by this

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई 400 049.

दूरध्वनी ६६४० ५०००

फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000

Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

office under no. EE/(B.P.)Cell/GM/MHADA-104/988/2021 and following additional conditions.

1. That the land vacated on 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. That the Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. That the 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. That 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. That 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. That the conditions of this certificate shall be binding not only on the applicant, 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 plans, Survey Remarks & all other relevant permission applicable to this proposal.
9. That the all precautionary measures shall be taken to control Environment pollution during the building construction activities as per circular issued by MHADA u/No ET-321 dated 25.10.2023 and Govt. of Maharashtra directives issued U/no CAP-2023/CR-170/TC dated 27.10.2023.Necessary compliance shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

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

This Plinth CC is granted upto top of Stilt level i.e. height upto 5.25 Mt. AGL, as per approved plans dt. 30.12.2021.

This CC is valid upto **07 FEB 2025**

--Sd--

**(Rupesh M Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA.**

Copy submitted to:

- 1) Chief Officer/Mumbai Board.
- 2) Dy. Chief Engineer / G.M./MHADA
- 3) Chief ICT Officer/A for info & Upload on Mhada website.
- 4) Architect / Layout Cell/ (SPA MHADA)
- 5) Asst. Commissioner K/W ward (MCGM)
- 6) A.A. & C K/W Ward (MCGM)
- 7) A.E.W.W. "K/West" Ward (MCGM)
- 8) Architect Shri. Atul Gulati


**(Rupesh M Totewar)
Executive Engineer (W.S.)
B.P.Cell/GM/MHADA.**

No.MH/EE/(B.P.)/GM/MHADA- 104/988/2024

Date: - **29 NOV 2024**

Sub:- Proposed redevelopment of building no. 7 known as **JUHU GEETANJALI VASTU SHILP CHS Ltd.** On plot no. 30 C.T.S. no 195 (pt.), village Andheri (w) and C.T.S. no 2 (pt.), village Vile Parle (w.), Samarth Ram Das Marg, JVPD MHADA Lay-Out, Mumbai.

This Plinth CC is re-endorsed upto top of Stilt level i.e height upto 5.25mtr. AGL as per approved amended plans under no. No.MH/EE/(B.P.)/GM/MHADA-104/988/2024 dated 14.11.2024

Note:-That the Guidelines for reduction of Air Pollution 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.


(Rupesh M. Totewar)
Ex.Eng.B.P.Cell (W/S)
MHADA.