



**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 DT. 23 May, 2018.)

**ZERO FSI PLINTH COMMENCEMENT CERTIFICATE**



No.MH/EE/BPCell/GM/MHADA-104/1244/2023

Dated: 15 SEP 2023

To,

M/s. H. Rishabraj Realty

C.A. to The Golden Tobacco Workers Co.Op. Hsg. Soc. Ltd.

103, Jai Tirth, Daulat, Road No.10,

Borivali (E), Mumbai - 400066

**Sub:** - Proposed redevelopment of Golden Tobacco Workers CHSL' bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt), village Andheri at J.V.P.D., Andheri (W), Mumbai 400049.

- Ref.:**
1. Zero FSI IOA issued by MHADA no. MH/EE/BP Cell/GM/MHADA-104/1244/2023 dtd.14.02.2023
  2. Zero FSI Amended IOA issued by MHADA no. MH/EE/BP Cell/GM/MHADA-104/1244/2023 dtd.14.09.2023.
  3. Zero FSI Plinth CC Application dtd.14.09.2023.

Dear Applicants,

With reference to your application dated 14.09.2023. 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 Golden Tobacco Workers CHSL'**

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**bearing Sub Plot No. 22, respectively having CTS No. 195/173/2(pt.), village Andheri at J.V.P.D., Andheri (W), Mumbai 400049.**

The Commencement Certificate/Building Permit is granted subject to compliance of conditions as mentioned in Amended Zero FSI I.O.A. issued by this office u/no. EE/BP Cell/GM/MHADA-104/1244/2023. Dt.14.09.2023. 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 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.

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 Zero FSI Plinth C.C. is issued upto top of Plinth level (i.e. height upto 0.15 m AGL). as per approved Zero FSI Amended plans dated 14.09.2023.

This CC is valid upto 14 SEP 2024

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