

## Building Permission Cell, Greater Mumbai / MHADA

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

### PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P)/GM/MHADA- 104/ 870 /2021

Date: 22 OCT 2021

To,  
M/s. Gurukrupa Realcon Infrabuild LLP.  
C.A. to society Chhaya Vihar CHSL (Bldg no. 13)  
C-106, Vashi Plaza, Sector- 17,  
Vashi, Navi, Mumbai -400 703.

Sub: Proposed redevelopment of existing building No. 13 known as "Chhaya Vihar CHS LTD" on plot bearing C.T.S. No. 19 (Pt.) of Village Vilaparle, Gulmohar Cross Road no. 10, JVPD Scheme, MHADA Layout, Vileparle (W), Mumbai- 49.

Ref: 1) I.O.A. issued by MHADA under no. MH/EE/(B.P.)Cell/GM/MHADA-104/870/2021 on 12.08.2021.  
2) Application of Architect dated 16.09.2021 for granting C.C.

Dear Applicant,

With reference to your application dated 16.09.2021 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 **building no. 13 known as "Chhaya Vihar CHS LTD" comprising of 6 level basement for Shuttle bay parking system with two nos. of car lifts, U. G. tank & Pump Room + Part Stilt floor for surface parking & Part for double height entrance lobby, servant toilet & meter room + Part 1<sup>st</sup> Floor for Fitness Centre, Society Office, Double ht. Entrance lobby & Partly used for residential user + 2nd to 7th upper residential floor + Part 8th floor for refuge area & Part for residential user + 9<sup>th</sup> to 16th upper for residential user with total building ht. upto 51.20 mt. AGL for Residential user.**

The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. dated 12.08.2021 granted by this office and following conditions.

1. 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. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not permit you to develop land which is not belongs to you or in
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.
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

Plinth C.C. is issued upto 0.15 mt. AGL in Stilt and flush to G.L. out side stilt for 6 level basement & 0.30 mt. AGL for Enterance Lobby as per approved plans dtd. 12.08.2021 vide no. MH/EE/(B.P.)Cell/GM/MHADA-104/870/2021.

This CC is valid upto dt. .... **21 OCT 2022**

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

--Sd--

( Dinesh Mahajan)  
**Executive Eng./B.P. Cell(W.S.)**  
**Greater Mumbai/MHADA**

**Copy to :**

- 1) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 2) E.E. (Bandra Division).
- 3) A. A & C. W.S.
- 4) A.E.W.W. "K/W" Ward
- 5) Assistant Commissioner "K/W" Ward.
- ✓ 6) The Secretary Chayya Vihar CHSL (Bldg, no. 13)
- 7) Architect Shri. Hansraj R. Vishwakarma.

( Dinesh Mahajan)

**Executive Eng./B.P. Cell(W.S.)**  
**Greater Mumbai/MHADA**

No. MH/EE/(B.P)/GM/MHADA- 104/ 870 /2022

Date: 22 SEP 2022

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This Full further CC is issued beyond 3<sup>rd</sup> floor i.e. from 3<sup>rd</sup> to top of 16<sup>th</sup> upper floor for Residential user i.e. Ht. up to 52.48 Mt. AGL. including parapet wall at terrace level as per approved plan dt. 12.08.2021.

This CC is valid upto ....21 OCT 2022

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