MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/2755/WS/AH

COMMENCEMENT CERTIFICATE

To,
Mr. Mahendra V. Rathod
Plot no. 358, 14th Road Khar (West) , Mumbai 52.

Sir,

With reference to your application No. **CE/2755/WS/AH** Dated. **14/12/2009** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **14/12/2009** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **358** C.T.S. No. **E/370** Division / Village / Town Planning Scheme No. **BANDRA-E** situated at **-** Road / Street in **H/W Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse 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 Municipal Commissioner for Greater Mumbai 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 Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 or 45 of the Maharashtra Regional and 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.

The Municipal Commissioner has appointed Shri. **Exe Engineer (BP) H Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/5/2019

Issued on	Valid upto	Remarks
11/5/2018	10/5/2019	Plinth C.C. up to top of basement at 0.90 m AGL as per last approved plan dated 29.03.2016.

Name : Sanjay Devidas Kaundanyapure
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 11-May-2018 19: 22:52

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Western Suburb I H/W Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CE/2755/WS/AH/Other/1/New	**Ward Name :**	H/W Ward
Zone Name :	Western Suburb I	**Inward Date :**	12 Jun 2018
Architect/LE/SE Name :	Uday Ramesh Kanadia	**Issued On :**	19 Aug 2019

Authority Remark:

Sir,

In this case, IOD was approved on 29.03.2016 for building comprising of Basement for car parking + Stilt + 1st to 3rd + 4th (pt) upper floor for residential use in lieu of plot potential & by counting the area of staircase, lift and lift lobby in FSI. Plinth C.C. up to top of basement at 0.90 m AGL as per last approved plan dated 29.03.2016 was granted on 11.5.2018. Accordingly, work was started on site. The C.C. was valid up to 10.5.2019.

However, during progress of work, one of the existing tenant informed this office that the existing building was demolished by MCGM in June 2015 as the same was declared dilapidated by MCGM and the developer has not made any individual agreement with them. Hence, this office directed the developer to stop the work on site immediately till the individual agreement made for permanent rehabilitation of existing tenants is not submitted to this office. This office also instructed D.O. H/W ward to issue stop w ork notice to the ongoing work. At present work is stopped on site after completion of work for basement.

Now, Architect has applied for revalidation of C.C. Architect has informed this office that developer has already sent draft agreement to the tenants and has initiated the process for making agreements. Developer has also submitted undertaking stating that they have made provision to re-accommodate the existing tenants in new building and they will not start further work till the agreements with tenants are submitted to this office.

In view of above, AEBPH's approval is requested to re-validate C.C. for next 1 year period i.e. up to 10.5.2019 as per Reg. 9(5) of DCPR 2034 by recovering applicable fees and penalty charges as per policy subject to condition that no further work shall be carried out on site by the developer till the agreements with existing tenants are submitted to this office .

Submitted please.

Name : Rahul Harishchandra Bate
Designation : Sub Engineer (BP)
Organization : Municipal Corporation of Greater Mumbai
Date : 19-Aug-2019 13: 44:09

R H BATE
SEBPHWC