BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8588/WS/AK/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
Landmark Heights Pvt. Ltd.
Shop No. 6, B-17, Sai Vaishali C.H.S LTD. Vaishali
nagar Jogeshwari (W), Mumbai 400102

Sir,

With reference to your application No. **CE/8588/WS/AK/FCC/2/Amend** Dated. **19 Oct 2018** 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 **19 Oct 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **--** C.T.S. No. **169,169 1 to 4** Division / Village / Town Planning Scheme No. **MAJAS** situated at **B.R.THAKUR** Road / Street in **K/E 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. **Asst. Eng. (BP)H/East & K/East Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/12/2020

Issue On : 23 Dec 2019 Valid Upto : 22 Dec 2020

Application Number : CE/8588/WS/AK/CC/1/New

Remark :

First C.C. upto plinth level / Zero FSI i.e. 0.30mt. AGL as per Zero FSI IOD Plan dated 15-05-2019 is approved as proposed by SEBP / AEBP.

Approved By

Ex.Eng.(B.P.) W.S.1 (K Ward)

Executive Engineer

Issue On : 22 Oct 2020 Valid Upto : 21 Oct 2021

Application Number : CE/8588/WS/AK/FCC/1/New

Remark :

The commencement permission is re endorsed up to plinth level i.e. 0.30 mt. AGL as per Amended Plan dated 19/10/2020.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 28 Jan 2021 Valid Upto : 27 Jan 2022

Application Number : CE/8588/WS/AK/FCC/1/Amend

Remark :

Further C.C. up to top of 5th upper floors i.e. ht. 19.00mt. AGL as per approved amended plan dated 19.10.2020
Note :-
1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.

4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 06 Oct 2023 Valid Upto : 22 Dec 2023

Application Number : CE/8588/WS/AK/FCC/2/Amend

Remark :

Re-endorse earlier C.C. and F.C.C. upto top of 9th (Part) upper floors i.e. ht.30.60mt. AGL as per approved amended plan dated 26.07.2023.

Note:
1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3) Approval is given on the basis of documents submitted by L.S./Architect.
4) This C.C. is without prejudice to legal matters pending in court of law if any.

Digitally signed by SHAIKH ASIF MUSA
Date: 06 Oct 2023 13:58:16
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.