BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-11227/2022/(18 And Other)/R/C Ward/FP/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
Kishor Patel (Partner), M/s Shri Neelkanth
Developers and Builders
101, Navkar vatlantis, Daulat naggar, Borivali east,
Mumbai

Sir,

With reference to your application No. **P-11227/2022/(18 And Other)/R/C Ward/FP/FCC/2/Amend** Dated. **10 May 2022** 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 **10 May 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **18 ,19** C.T.S. No. **18 ,19** Division / Village / Town Planning Scheme No. situated at **17th Road (Shimpoli Road)** Road / Street in **R/C 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. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/5/2024

Issue On : 03 May 2023 Valid Upto : 02 May 2024

Application Number : P-11227/2022/(18 And Other)/R/C Ward/FP/CC/1/New

Remark :

This C.C. is granted for work up to Plinth level only, as per approved IOD plans dated 16.02.2023.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 03 Jan 2024 Valid Upto : 02 Jan 2025

Application Number : P-11227/2022/(18 And Other)/R/C Ward/FP/FCC/1/New

Remark :

This C.C. is granted and further extended for building comprising of (Pt) stilt + (Pt) Ground + podium floor + 1st to 2nd upper floor +(Pt) 3rd upper floor as per approved IOD plan dated 16.02.2023

Approved By

SWAPNIL B. PATIL AE BP R-II

Assistant Engineer (BP)

Issue On : 20 Jun 2024 Valid Upto : 19 Jun 2025

Application Number : P-11227/2022/(18 And Other)/R/C Ward/FP/FCC/1/Amend

Remark :

This C.C. is granted and further extended for building comprising of (Pt) stilt + (Pt) Ground + podium floor + 1st to 8th floors + 9th (Pt) upper floor as per approved amended plan dated 06.06.2024

Approved By

Issue On : 07 May 2025 Valid Upto : 02 May 2026

Application Number : P-11227/2022/(18 And Other)/R/C Ward/FP/FCC/2/Amend

Remark :

This C.C. is granted and further extended for building comprising of Part stilt + Part Ground + podium + 1st to 15th upper floors + Part 16th Upper floor + OHT +LMR per approved amended plan dated 21.04.2025.

Digitally signed by Swapnil Bhagawat Patil
Date: 07 May 2025 17:18:48
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II R/C Ward Ward

Cc to :

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