MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
Shri. Kalpesh Patel of M/s. SEASONS AVENUES PROPERTIES C.A to Owner
701, Seasons Avenue, Linking Road, Near Ramkrishna Mission Math, Khar(W), Mumbai 400052

Sir,

With reference to your application No. **P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/FCC/1/New** Dated. **26 Oct 2020** 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 **26 Oct 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **411/A,411/B & 419** C.T.S. No. **411 ,419** Division / Village / Town Planning Scheme No. **BANDRA-G** situated at **North avenue road and Sarojini Road** 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. **Asst. Engineer BP -H 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 24/1/2023

Issue On : 25 Jan 2022 Valid Upto : 24 Jan 2023

Application Number : P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/CC/1/New

Remark :

Plinth C.C. up to top of stilt i.e. height 3.75 mts. AGL as per the approved plan dated 13.08.2021.

Note : The individual agreements with the members to be submitted before OCC to any part of the building.

Approved By

Exe Engineer (BP) H Ward

Executive Engineer

Issue On : 03 Jan 2023 Valid Upto : 26 Jan 2023

Application Number : P-5816/2020/(411 And Other)/H/W Ward/BANDRA-G/FCC/1/New

Remark :

Further C.C. up to top of 14th floor i.e. upto 54.95 mts. AGL as per the approved plans dt.13.08.2021.

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.

Digitally signed by SHAIKH ASIF MUSA
Date: 03 Jan 2023 17:25:20
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

Western Suburb I H/W Ward Ward

Cc to :

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