BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/1745/K/W/337(NEW)/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
Arshad A. Lashkaria Authorized Director of Lashkaria Housing & Infrastructure Pvt. Ltd, C. A. to Owner
Lashkaria Anurag, 1st floor, J P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (West), Mumbai 400053.

Sir,

With reference to your application No. **CHE/WS/1745/K/W/337(NEW)/FCC/1/New** Dated. **01 Dec 2015** 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 **01 Dec 2015** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **-** C.T.S. No. **831/14** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **-** Road / Street in **K/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. **A.E.(BP) K/West-North 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 7/8/2024

Issue On : 08 Aug 2023 Valid Upto : 07 Aug 2024

Application Number : CHE/WS/1745/K/W/337(NEW)/CC/1/New

Remark :

First C.C. up to Top of Stilt for Wing ‘A’ and Wing ‘B’ up to height of 3.05 meter A.G.L. and the C.C. up to Top of Plinth for Wing ‘C’ up to height of 0.45 meter A.G.L. as per the approved IOD plans dated 17/04/2023, subject to following conditions:

1) Excavation permission from the office of Collector M.S.D. shall be submitted along with work start notice.

2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the

Excavation work / Work to avoid the mishaps and accident during monsoon.

3) This C.C. is without prejudice to legal matters pending in court of law if any

Approved By

Exe Engineer (BP) K West Ward

Executive Engineer

Issue On : 12 Mar 2024 Valid Upto : 07 Aug 2024

Application Number : CHE/WS/1745/K/W/337(NEW)/FCC/1/New

Remark :

Further C.C. up to top of 12th Upper Floor for ‘Wing A’ up to height of 49.35 meter AGL. + Top of 12th (part) Upper Floor for ‘Wing B’ up to height of 49.35 m AGL. + Top of 1st Upper Floor for ‘Wing C’ up to height 9.15 meter AGL + up to Top of 3rd Podium and 4th Podium Floor (open to sky) as per the approved IOD plans dated 17/04/2023 is approved.

Note:

1)The Balance PAAA shall be submitted before asking for Further CC / Further Approvals.

2)This C.C. is without prejudice to legal matters pending in court of law if any.

3)That the Cognizance of Air Pollution Mitigation Circular U/no. CHE/DP/214/GEN Dated 15/09/2023 and circular u/no. MGC/F/1102 Dated 25/10/2023 ‘and relevant guidelines issued time to time shall be, strictly observed on site and complied with.

Digitally signed by RAMESH KALPNATH YADAV
Date: 12 Mar 2024 17:57:02
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/W Ward Ward

Cc to :

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