BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10256/2022/(353-21)/N Ward/FP/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
M/S RDK CONSTRUCTIONS C A TO JAYANTHI CHS LTD
Unit No. 1, Gr. Floor, Plot No. 32-33, TPS-I, Kamdar Shopping Arcade, Velji Shivji Wadi, Junction of Tilak Road and Hingwala Lane, Ghatkopar East,
Mumbai-400077.

Sir,

With reference to your application No. **P-10256/2022/(353-21)/N Ward/FP/FCC/1/Amend** Dated. **09 Feb 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 **09 Feb 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **353-21** C.T.S. No. **353-21** Division / Village / Town Planning Scheme No. **-1** situated at **R.B. Mehta Road, Ghatkopar (East),** Road / Street in **N 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) L&N 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 28/5/2024

Issue On : 29 May 2023 Valid Upto : 28 May 2024

Application Number : P-10256/2022/(353-21)/N Ward/FP/CC/1/New

Remark :

C.C. up to top of Stilt Slab as per approved IOD plans dated 30.01.2023.

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 28 Feb 2024 Valid Upto : 27 Feb 2025

Application Number : P-10256/2022/(353-21)/N Ward/FP/CC/1/Amend

Remark :

C.C. for top of Podium level-1 as per approved amended plans dated 13.02.2024.

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 06 Jun 2024 Valid Upto : 05 Jun 2025

Application Number : P-10256/2022/(353-21)/N Ward/FP/FCC/1/New

Remark :

Further C.C. up to 13th upper floor only as per the approved amended plans dated 13.02.2024 (excluding the C.C. for 14th upper to 17th upper floor restricted for availing installment facility)" is approved.

Approved By

Asst. Engineer (BP) L&N Ward

Issue On : 08 May 2025 Valid Upto : 28 May 2025

Application Number : P-10256/2022/(353-21)/N Ward/FP/FCC/1/Amend

Remark :

Full C.C. as per the approved amended plans dated 21.03.2025.

Digitally signed by RAJARAM UTTAM JUWALEKAR
Date: 08 May 2025 19:25:00
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb N Ward Ward

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