MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9611/2021/(353B-38)/N Ward/FP/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
Hema Apartments Co-op Housing Society Ltd.
Hema Apartments Co-op Housing Society Ltd

Sir,

With reference to your application No. **P-9611/2021/(353B-38)/N Ward/FP/FCC/1/New** Dated. **01 Dec 2021** 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 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **353B-38** C.T.S. No. **353B-38** Division / Village / Town Planning Scheme No. **-1** situated at **Existing Road** 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. **AE (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 6/2/2024

Issue On : 07 Feb 2023 Valid Upto : 06 Feb 2024

Application Number : P-9611/2021/(353B-38)/N Ward/FP/CC/1/New

Remark :

C.C.up to plinth as per approved zero FSI IOD plans dated 26.05.2022

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 26 Jun 2023 Valid Upto : 06 Feb 2024

Application Number : P-9611/2021/(353B-38)/N Ward/FP/FCC/1/New

Remark :

"Full C.C. as per approved amended plans dated 31.05.2023. However all precautionary and safety measures shall be taken at site due to onset of monsoon. Further the work to be executed under strict supervision of structural Engineer to avoid any untoward incident."

Digitally signed by SANDEEP ATMARAM KOLHE
Date: 26 Jun 2023 11:28:44
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

Eastern Suburb N Ward Ward

Cc to :

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

BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	P-9611/2021/(353B-38)/N Ward/FP/Other/1/New	**Ward Name :**	N Ward
Zone Name :	Eastern Suburb	**Inward Date :**	01 Dec 2021
Architect/LE/SE Name :	Tejas Arun Chhadva	**Issued On :**	15 Feb 2024

Authority Remark:

Approved as proposed, CC is revalidated from 07.02.2024 to 06.02.2025, however, S WM NOC / BG and Janta Insurance Policy shall be revalidated before their expiry.

Digitally signed by SANDEEP ATMARAM KOLHE
Date: 15 Feb 2024 13:33:07
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

AE (BP) L&N Ward

BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	P-9611/2021/(353B-38)/N Ward/FP/Other/2/New	**Ward Name :**	N Ward
Zone Name :	Eastern Suburb	**Inward Date :**	01 Dec 2021
Architect/LE/SE Name :	Tejas Arun Chhadva	**Issued On :**	08 Mar 2025

Authority Remark:

Approved as proposed; C.C. is re-validated from 07.02.2025 to 06.02.2026, however, SWM NOC / BG and Janta Insurance Policy shall be re-validated before their expiry.

Digitally signed by RAJARAM UTTAM JUWALEKAR
Date: 08 Mar 2025 20:13:47
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

Asst. Engineer (BP) L&N Ward

BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	P-9611/2021/(353B-38)/N Ward/FP/Other/3/New	**Ward Name :**	N Ward
Zone Name :	Eastern Suburb	**Inward Date :**	01 Dec 2021
Architect/LE/SE Name :	Tejas Arun Chhadva	**Issued On :**	10 Mar 2026

Authority Remark:

Approved as proposed; C.C. is re-validated from 07.02.2026 to 06.02.2027; however, SWM NOC / BG and Janta Insurance Policy shall be re-validated before their expiry.

Asst. Engineer (BP) L&N Ward