



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-8881/2021/(260 A And Other)/K/E Ward/MOGRAM/FCC/2/Amend



COMMENCEMENT CERTIFICATE

To,
PRITESH DAMJI SAVLA of M/s VINI DEVELOPERS
TO REDEVELOPMENT OF ROSE BLOSSOM CHSL
601 Ram kutir CHS, Natwar Nagar Road No.3
Behine Surjaba Vidyamandir School, Jogeshwari
East, Mumbai:- 400060.

Sir,

With reference to your application No. **P-8881/2021/(260 A And Other)/K/E Ward/MOGRAM/FCC/2/Amend** Dated. **05 Oct 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 **05 Oct 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **260 A ,262** C.T.S. No. **260 A ,262** Division / Village / Town Planning Scheme No. **MOGRA** situated at **Natwar Nagar Road No.5** Road / Street in **K/E 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. (B.P) K/E Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 30 May 2023

Valid Upto : 29 May 2024

Application Number : P-8881/2021/(260 A AND OTHER)/K/E
WARD/MOGRA/CC/1/NEW

Remark :

C.C. up to top of Part stilt/ Part Plinth level i.e. ht. 0.45 mt. A.G.L. & Part Stilt level i.e. 4.65 mt. AGL as per approved IOD plans dated 15/02/2023

Note:-1) Excavation permission from the office of Collector M.S.D. shall be submitted along with work start notice.
2) The balance PAAA shall be submitted before further C.C.

Approved By

Executive Engineer (BP) K/East Ward

Executive Engineer

Issue On : 26 Dec 2023

Valid Upto : 25 Dec 2024

Application Number : P-8881/2021/(260 A And Other)/K/E
Ward/MOGRA/FCC/1/New

Remark :

Further CC upto 1st (i.e., height 07.55mtr. AGL.) for wing "A" & upto 8th floor top (i.e., height 27.85 mtr. AGL) for wing "B" as per the approved IOD plans dated 15/02/2023 by restricting CC for 9th floor against installment facility is approved as proposed

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

Issue On : 26 Dec 2024

Valid Upto : 25 Dec 2025

Application Number : P-8881/2021/(260 A And Other)/K/E
Ward/MOGRA/FCC/1/Amend

Remark :

Re-endorsement of Earlier C.C. & Further C.C. for wing 'A' and wing 'B' up to top of 8th upper floors having height of 27.85 mts. AGL as per last approved plans dated 08/10/2024.

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

Issue On : 06 Mar 2026

Valid Upto :

29 May 2026

Application Number :

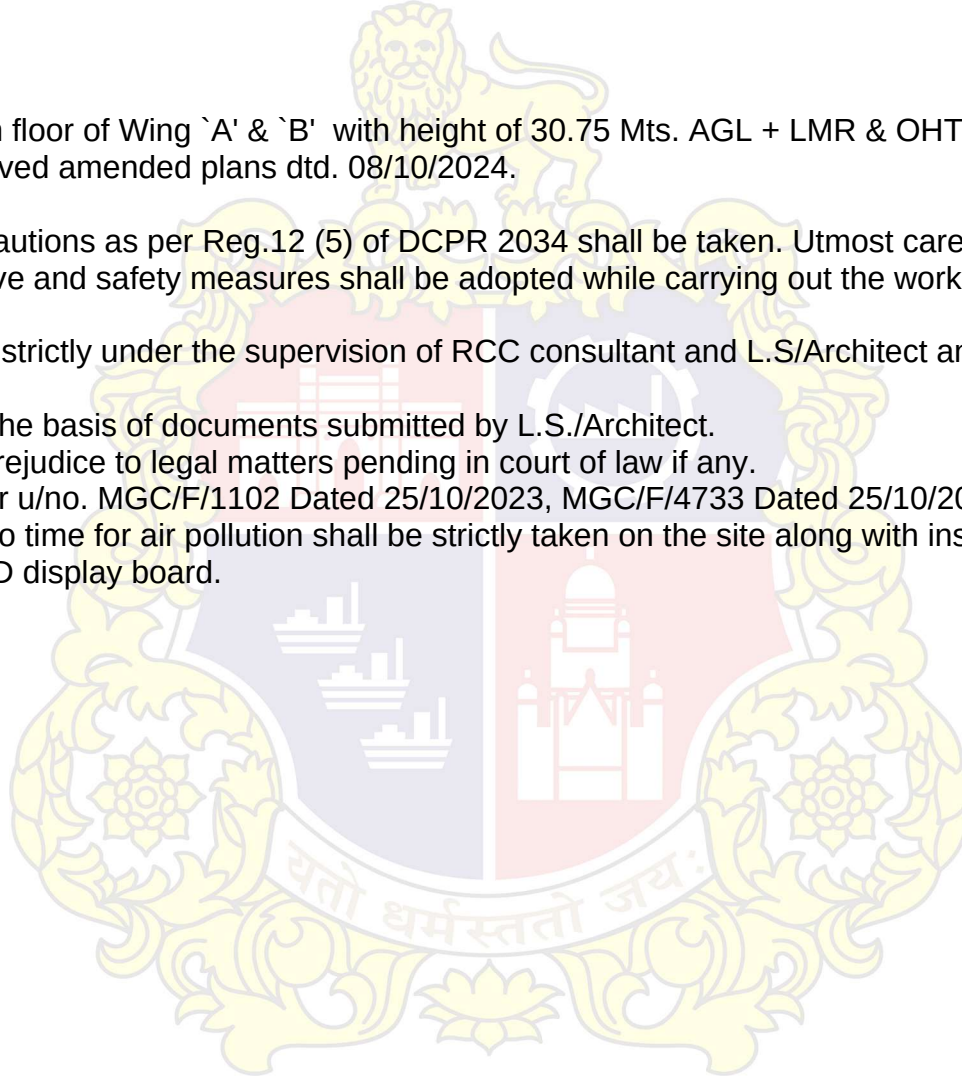
P-8881/2021/(260 A And Other)/K/E
Ward/MOGRA/FCC/2/Amend

Remark :

Full C.C. upto top of 9th floor of Wing 'A' & 'B' with height of 30.75 Mts. AGL + LMR & OHT (i.e. height of 35.35 Mts. AGL) as per approved amended plans dtd. 08/10/2024.

Note:

1. That the Safety Precautions as per Reg.12 (5) of DCPR 2034 shall be taken. 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 RCC consultant and L.S./Architect and other professional consultants.
3. Approval is given on the basis of documents submitted by L.S./Architect.
4. This C.C. is without prejudice to legal matters pending in court of law if any.
5. Cognizance of circular u/no. MGC/F/1102 Dated 25/10/2023, MGC/F/4733 Dated 25/10/2024 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site along with installation of air pollution monitoring LED display board.





Digitally signed by YOGESH MADANLAL KILLEDAR
Date: 06 Mar 2026 14:04:45
Organization : Brihanmumbai Municipal Corporation
Designation : Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

