BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-13284/2022/(19)/K/E Ward/FP/CC/1/New

COMMENCEMENT CERTIFICATE

To,
M/S. Lakshmi Builders And Developer C. A. To Vile
Parle Gautam Co-Op Hsg. Soc. Ltd.
Savgan Heights, A-Wing, 1st Flr., Rto Lane, Near
Ambedkar Hall, Four Bunglows, Andheri(West),
Mumbai- 400053

Sir,

With reference to your application No. **P-13284/2022/(19)/K/E Ward/FP/CC/1/New** Dated. **07 Nov 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 **07 Nov 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **19** C.T.S. No. **FP number 19** Division / Village / Town Planning Scheme No. **II** situated at **Mahant Road** 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. **Executive Engineer (BP) K/East Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 1/11/2024

Issue On : 02 Nov 2023 Valid Upto : 01 Nov 2024

Application Number : P-13284/2022/(19)/K/E Ward/FP/CC/1/New

Remark :

C. C. for the work upto top of plinth (i.e. height up to 0.30mt. AGL) as per approved IOD plan dated 30/10/2023.

Note:-
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 like sheet piling, excavation in steps/slope with proper gradient etc. shall be taken to safeguard the soil below the foundation of neighboring building, structure, roads and preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
3. This C.C. is without prejudice to legal matters pending in court of law if any.
4. That guidelines as per circular CHE/DP/214/Gen dated 15/09/2023 and MGC/F/1102/dated 25/10/2023 regarding measures to be taken to control the environmental pollution due to building construction activities shall be strictly complied with.

Digitally signed by UDAY MANOHARRAO MAHAJAN
Date: 02 Nov 2023 16:23:45
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal

Western Suburb I K/E Ward Ward

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