



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0837/G/N/337(NEW)/FCC/7/Amend

COMMENCEMENT CERTIFICATE

To.

SHRI. RAJAN THOMAS OF M/S SURAJ ESTATE
DEVELOPERS Pvt. Ltd.

Flat no. 15, 'B' Wing, 3rd Floor, Mahim Mata Bldg.
Mari Nagar Colony, Mahim, Mumbai 400016.

Sir,

With reference to your application No. **CHE/CTY/0837/G/N/337(NEW)/FCC/7/Amend** Dated. **03 Apr 2018** 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 **03 Apr 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **823 C.T.S. No. 124** Division / Village / Town Planning Scheme No. **Mahim** situated at **S. K. Bole Road & Road / Street in G/North 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. **Jitendra A Khonde - Exe.Eng.(BP)City-III** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 16 Jul 2016

Valid Upto : 15 Jul 2019

Application Number :

Remark :

This C.C. is issued upto plinth level as per IOD u/no. EB/7240/GN/A dtd. 03/08/2015

Approved By

Issue On : 10 Oct 2017

Valid Upto : 15 Jul 2019

Application Number :

Remark :

This C. C. is endorsed for the plinth as per the last approved amended plans Dtd.05.08.2017.

Approved By

Issue On : 23 Nov 2017

Valid Upto : 15 Jul 2019

Application Number :

Remark :

This CC is further extended up to Rehab Wing 'A' till 7th floor top & Sale Wing 'B' up to 8th Floor top i.e. service floor as per the last approved amended plans Dtd. 05.08.2017. for F. P. No. 823 of T P S IV, Mahim division in-accordance with approval of EEBP City III.

Approved By

Issue On : 22 Oct 2018

Valid Upto : 21 Oct 2019

Application Number :

Remark :

This CC is endorsed and further extended upto 11th Floor top (i.e. Rehab Wing 'A' till 5th floor top & Sale Wing 'B' upto 11th Floor top) as per the last approved amended plans Dtd.24.08.2018.

Approved By

Issue On : 07 Apr 2021

Valid Upto : 06 Apr 2022

Application Number :

CHE/CTY/0837/G/N/337(NEW)/FCC/3/Amend

Remark :

This CC is further extended upto top of 23rd (pt) floor(i.e. Rehab Wing 'A' C.C. till 5th floor top & Sale Wing 'B' upto 23rd (pt) Floor top as per last approved plans dt. 24.08.2018 in consonance with EE BP City VII's approval dtd 31.03.2021.

Approved By

Shri Vaibhav Bhargav Gandhi
AE BP CITY VII

Assistant Engineer (BP)

Issue On : 03 Mar 2022

Valid Upto : 02 Mar 2023

Application Number :

CHE/CTY/0837/G/N/337(NEW)/FCC/4/Amend

Remark :

This C.C. is endorsed for rehab wing 'A' and sale wing 'B' and further extended up to top of 30th floor for sale wing 'B' as per last amended approved plans dated 19.08.2021.

Approved By

Sandipkumar Wagh (AEBP) CITY-VII
Assistant Engineer (BP)

Issue On : 13 Jun 2023

Valid Upto : 12 Jun 2024

Application Number : CHE/CTY/0837/G/N/337(NEW)/FCC/5/Amend

Remark :

This C.C. is further extended up to top of 37th (part) floor of wing 'B' i.e. except flat No. 4 on 37th floor as per last amended approved plans dated 19.08.2021.

Approved By

Sandipkumar Wagh (AEBP) CITY-VII

Assistant Engineer (BP)

Issue On : 29 Feb 2024

Valid Upto : 27 Feb 2025

Application Number :

CHE/CTY/0837/G/N/337(NEW)/FCC/6/Amend

Remark :

This .C.C is granted Further upto top of 39th floor top (i.e. Endorse the Rehab Wing 'A' C.C. till 5th floor top & Grant further C.C. to Sale Wing 'B' upto 39th Floor top as per last amended approval plans dt. 14.02.2024.)

Approved By

Jitendra A Khonde - Exe.Eng.(BP)City-III

Executive Engineer

Issue On : 10 Dec 2024

Valid Upto : 15 Jul 2025

Application Number :

CHE/CTY/0837/G/N/337(NEW)/FCC/7/Amend

Remark :

This C.C. is granted Further till 9th floor top of Rehab Wing A & till 50th floor top (Excluding Flat No.4 on 50th Floor admeasuring 93.16 Sqm) of Sale Wing B incl OHWT, LMR, Staircase Room Etc as per the last amended approval dt. 14.02.2024.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

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

Executive Engineer . Building Proposal
City G/North Ward

