

**BRIHANMUMBAI MUNICIPAL CORPORATION****FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-13225/2022/(316)/R/C Ward/FP/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To.

Shri Hasmukh Hirani of M/s. Hirani Realtors
Unit no. 310, Sureshwari Techno IT Park Premises
Co-operative Society Ltd., Link Road, Borivali West,
Mumbai - 400092.

Sir,

With reference to your application No. **P-13225/2022/(316)/R/C Ward/FP/FCC/2/Amend** Dated. **20 Oct 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 **20 Oct 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **316** C.T.S.No. **316** Division / Village / Town Planning Scheme No. situated at **Amkant Jha Road** Road / Street in **R/C 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. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/6/2024

Issue On : 16 Jun 2023

Valid Upto : 15 Jun 2024

Application Number : P-13225/2022/(316)/R/C Ward/FP/CC/1/New

Remark :

This C.C. is granted for work upto plinth level only, as per approved IOD plans dated 11/04/2023.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 29 Dec 2023

Valid Upto : 28 Dec 2024

Application Number : P-13225/2022/(316)/R/C Ward/FP/FCC/1/New

Remark :

This C.C. is granted and further extended for building comprising of Part Ground+ Part Stilt + part 1st floor + Part 2nd Podium floor + 3rd to 15th + 16th (Part for flat no 1 and 3) by restricting flat no 2 & 4 at 16th floor and restricting podium portion extending beyond bldg. line on east side from ground to 3rd floor, as per approved plans dtd. 07/12/2023.

Approved By

SWAPNIL B. PATIL AE BP R-II

Assistant Engineer (BP)

Issue On : 29 Jan 2025

Valid Upto : 28 Jan 2026

Application Number : P-13225/2022/(316)/R/C
Ward/FP/FCC/1/Amend

Remark :

This C.C. is granted and further extended for building comprising of Part Basement + Part Ground + Part Stilt + 1st floor + 2nd and 3rd Podium floor + 4th to 19th upper floor + (part)20th floor by restricting flat no. 1 as per amended plans dated 24.12.2024.

Approved By

Issue On : 12 Mar 2025

Valid Upto :

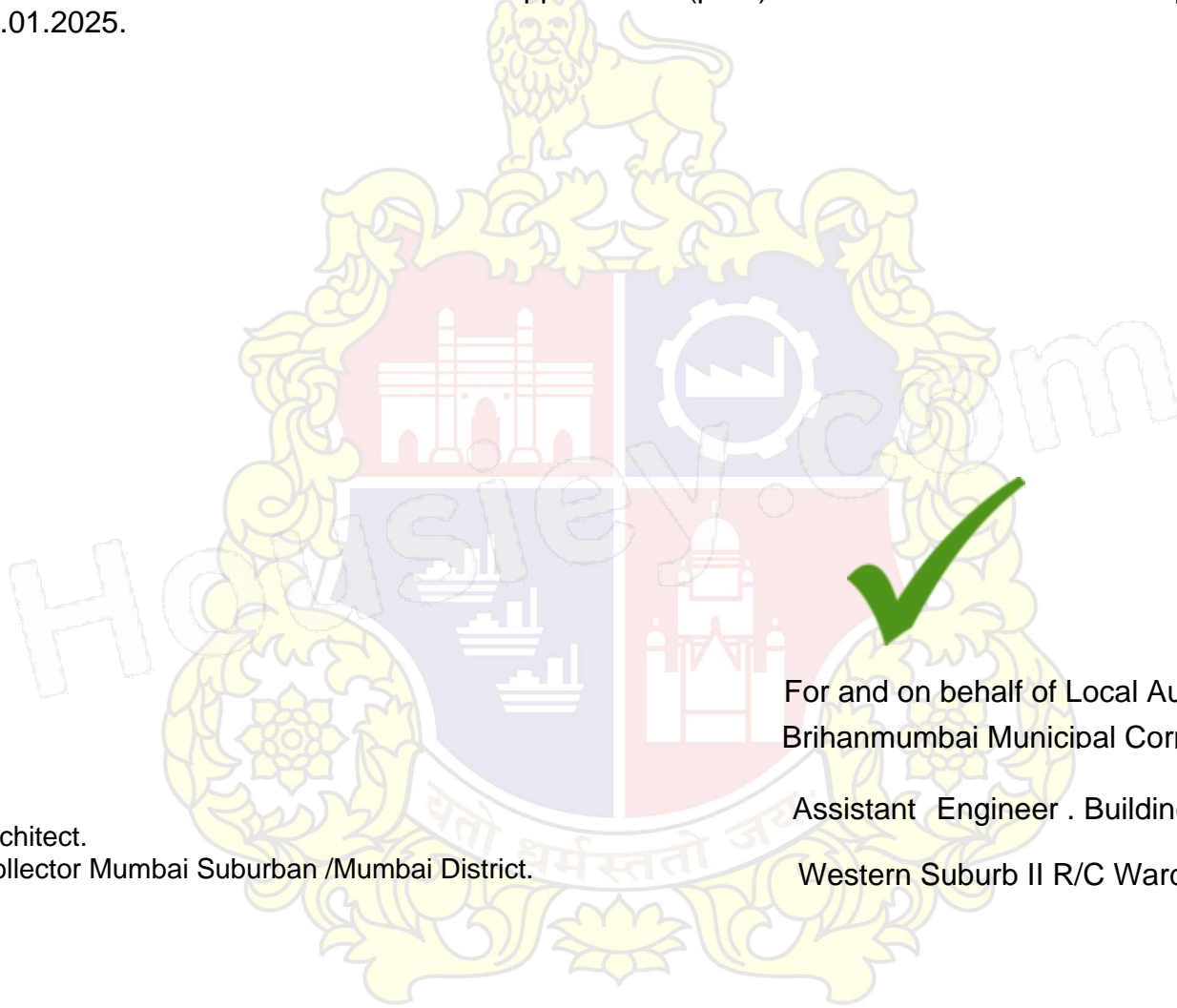
15 Jun 2025

Application Number :

P-13225/2022/(316)/R/C
Ward/FP/FCC/2/Amend

Remark :

This C.C. is granted and further extended for building comprising of Part Basement + Part Ground + Part Stilt + 1st floor + 2nd and 3rd Podium floor + 4th to 20th upper floor + (part)21st floor + OHT and LMR as per approved plans dtd.17.01.2025.



Cc to :

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

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II R/C Ward Ward