



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10955/2022/(63/2 And Other)/R/C Ward/MAGATHANE R/C/FCC/1/New

COMMENCEMENT CERTIFICATE

To.

Shri Santosh S Samant, Director of M/S.
SHRADDAH PRIME PROJECT LTD, CA to Paradise
tower CHSL
A-309,Kanara Business Centre Premises
CS.LTD.,Link Road,Laxmin Nagar,Ghatkopar
(East),Mumbai-400075.

Sir,

With reference to your application No. **P-10955/2022/(63/2 And Other)/R/C Ward/MAGATHANE R/C/FCC/1/New** Dated. **25 Apr 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 **25 Apr 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **63/2,3(pt.),4,5,7,10(pt.)** C.T.S. No. **63/2,3(pt.),4,5,7,10(pt.)** Division / Village / Town Planning Scheme No. **MAGATHANE R/C** situated at **Kosamgo Nagar 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. **Asst.Engineer(B.P)R1 Shivshant S.Doke** Assistant

Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 5/6/2024

Issue On : 06 Jun 2023

Valid Upto : 05 Jun 2024

Application Number :

P-10955/2022/(63/2 And Other)/R/C
Ward/MAGATHANE R/C/CC/1/New

Remark :

This C.C. is granted for work up to plinth level only as per approved Zero FSI IOD plan dated 04.05.2023.

Approved By

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

Executive Engineer

Issue On : 10 Nov 2023

Valid Upto : 09 Nov 2024

Application Number :

P-10955/2022/(63/2 And Other)/R/C
Ward/MAGATHANE R/C/CC/1/Amend

Remark :

This C.C. is re-endorsed for work upto Plinth level for Part Stilt only, as marked A-B-C-D on Plinth plan and as per approved amended plans dt. 18.09.2023.

Approved By

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

Executive Engineer

Issue On : 15 Jul 2024

Valid Upto : 05 Jun 2025

Application Number :

P-10955/2022/(63/2 And Other)/R/C
Ward/MAGATHANE R/C/FCC/1/New

Remark :

This C.C. is extended further for work of residential building comprising of Stilt Floor (for parking spaces) + 1st & 2nd podium floors (for parking spaces) + 3rd podium floor (for parking spaces, Fitness centre, Society office & Additional garden area) + Wing A having 1st to 27th upper residential floors & Wing B having 1st to 26th upper residential floors by restricting C.C. from 28th to 31st (pt.) floors of Wing A and 27th to 30th floors of Wing B as



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb II R/C Ward Ward

Cc to :

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

