



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-16328/2023/(831/1)/K/W Ward/AMBIVALI/FCC/3/Amend



COMMENCEMENT CERTIFICATE

To,
M/s. Gurukrupa Realcon Infrabuild LLP. CA TO
OWNER GITA PRAKASH CHSL
C - 106, Vashi Plaza, Shop no. 80/81, Sector- 17,
Vashi, Navi Mumbai - 400703

Sir,
With reference to your application No. **P-16328/2023/(831/1)/K/W Ward/AMBIVALI/FCC/3/Amend** Dated. **03 May 2023** 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 May 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **831/1** C.T.S.No. **831/1** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **J.P. Road Road / Street** in **K/W 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.(BP) K/West-North Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 02 Jan 2024

Valid Upto : 01 Jan 2025

Application Number : P-16328/2023/(831/1)/K/W
Ward/AMBIVALI/CC/1/New

Remark :

First C.C. upto Plinth Level i.e. height 0.30 mtr AGL as per the approved plans Dated 20.10.2023 is approved.

Note.

1. Guidelines for Air-pollution mitigation issued u/no. MGC/F/1102 dtd. 25.10.2023 and CHE/DP/214/Gen. dtd. 15.09.2023 shall be followed strictly.
2. That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the Excavation work / Work to avoid the mishaps and accident during monsoon.
3. To carry out the work strictly under the supervision of structural Engineer and L.S./Architect.
4. This C.C. is without prejudice to legal matters pending in court of law if any.

Approved By

Exe Engineer (BP) K West Ward
Executive Engineer

Issue On : 17 May 2024

Valid Upto : 16 May 2025

Application Number : P-16328/2023/(831/1)/K/W
Ward/AMBIVALI/FCC/1/New

Remark :

Further C.C. up to top of 8th floor i.e. height 39.49 mtr. AGL as per the approved Plans dated 20.10.2023 is approved.

Note:

- 1) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023 and MGC/F/1102 dt 25.10.2023 regarding " Measure to be taken to control the environmental pollution due to Building Construction activities' shall be taken.
- 2) The height of intermediate floor level shall be verified from AAI.

Approved By

A.E.(BP) K/West-North Ward
Assistant Engineer (BP)

Issue On : 24 Jan 2025

Valid Upto :

23 Jan 2026

Application Number :

P-16328/2023/(831/1)/K/W
Ward/AMBIVALI/FCC/1/Amend

Remark :

Re-endorsement of CC up to top of 8th floor and Further C.C. up to top of 10th floor level i.e. height 42.55 mtr. AGL as per the approved plans dtd. 16.12.2024 by restricting 11th to 14th part floor due to availed installment facility in payment.

Note:

- 1) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023 and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time shall be strictly taken on the site.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.

Approved By

A.E.(BP) K/West-North Ward

Assistant Engineer (BP)

Issue On : 13 Mar 2025

Valid Upto :

12 Mar 2026

Application Number :

P-16328/2023/(831/1)/K/W
Ward/AMBIVALI/FCC/2/Amend

Remark :

Further C.C. up to top of 12th floor i.e. height 48.64mtr. AGL as per the approved plans dtd. 17.02.2025 by restricting 13th and 14th(part) floor due to availed installment policy.

Note:

- 1) That the guidelines as per Circular CHE/DP/214/GEN dated 15.09.2023 regarding measures to be taken to control the Environmental pollution due to building construction activities shall be strictly complied with.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.

Approved By

A.E.(BP) K/West-North Ward

Assistant Engineer (BP)

Issue On : 11 Apr 2025

Valid Upto :

01 Jan 2026

Application Number :

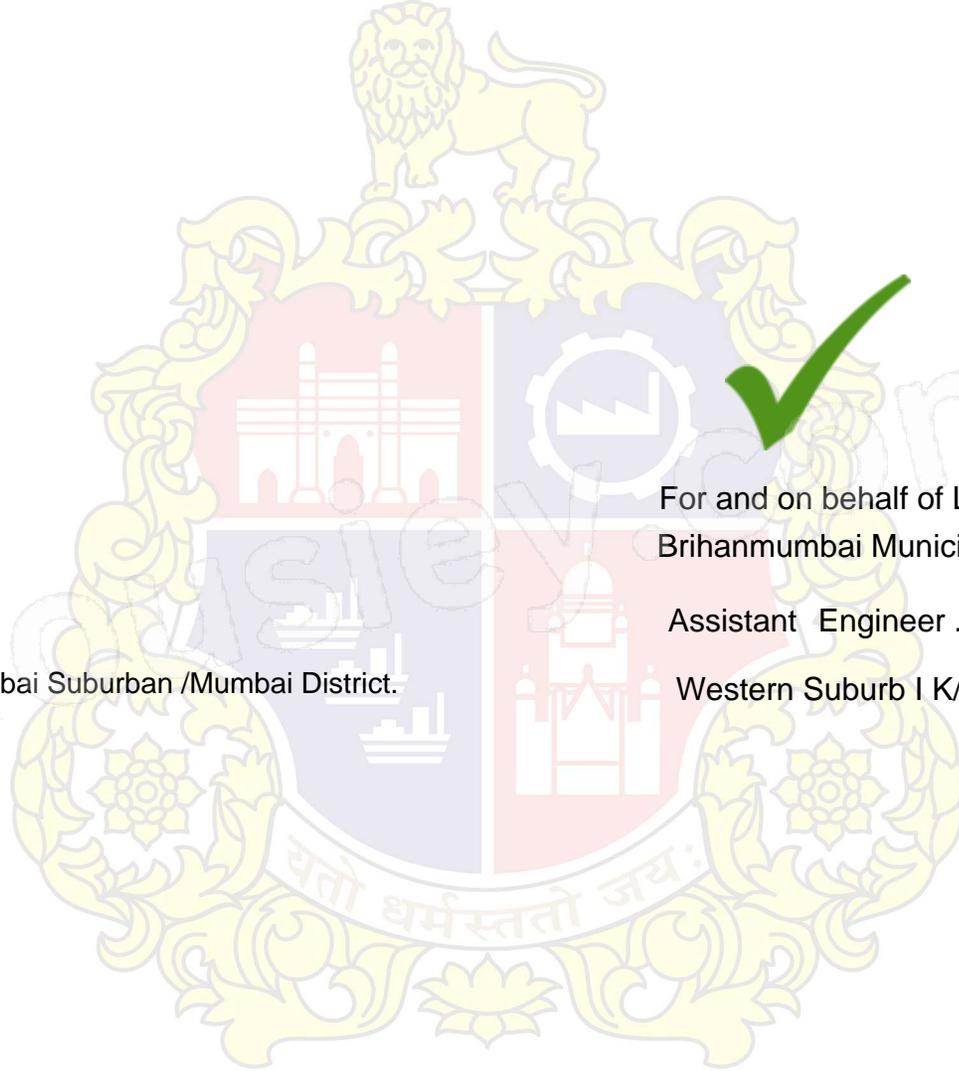
P-16328/2023/(831/1)/K/W
Ward/AMBIVALI/FCC/3/Amend

Remark :

FCC up to top of 17th floor i.e. height 63.89 mt. AGL as per the approved plans dtd. 31.03.2025 by restricting 18th and 19th floor due to availed instalment policy.

Note:

- 1) That the guidelines as per Circular CHE/DP/214/GEN dated 15.09.2023 regarding measures to be taken to control the Environmental pollution due to building construction activities shall be strictly complied with.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 3) The work shall be carried out within Civil Aviation NOC.



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/W Ward Ward