



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10498/2022/(264)/K/W Ward/AMBIVALI/FCC/1/Amend



COMMENCEMENT CERTIFICATE

To,
SANGHVI GREEN LLP (SHRI PAKSHAL SANGHVI)
1st floor, Veetrag Chambers, 46, Cawasji Patel
Street, Fort

Sir,

With reference to your application No. **P-10498/2022/(264)/K/W Ward/AMBIVALI/FCC/1/Amend** Dated. **14 Mar 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 **14 Mar 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **264** C.T.S.No. **264** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **Amit Naik Marg** 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.

This CC is valid upto 17/10/2024

Issue On : 18 Oct 2023

Valid Upto : 17 Oct 2024

Application Number : P-10498/2022/(264)/K/W
Ward/AMBIVALI/CC/1/New

Remark :

C.C. up to Top of Stilt (i.e. 4.75 meter AGL) as per approved IOD dated 11/05/2023.

Note : Collector MSD NOC shall be submitted before work start notice.

Approved By

Exe Engineer (BP) K West Ward

Executive Engineer

Issue On : 26 Mar 2024

Valid Upto : 25 Mar 2025

Application Number : P-10498/2022/(264)/K/W
Ward/AMBIVALI/FCC/1/New

Remark :

Further C.C. for the proposed Building comprising of Stilt for parking + 1st floor (pt.) for residential & part Fitness Centre + 2nd to 5th Upper Floors for Residential User, i.e. up to 19.75 meter (AGL), as per the last Approved IOD Plan dated 11/05/2023 is approved.

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 for mitigation of 'Air Pollution' shall be strictly taken on the site.
- 2) The AMSL of 5th floor top slab shall be verified before casting of the same.
- 3) The Work Shall be strictly executed under the permissible elevation limits as per the Civil Aviation NOC.

Approved By

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

Assistant Engineer (BP)

Issue On : 30 Sep 2024

Valid Upto : 17 Oct 2024

Application Number : P-10498/2022/(264)/K/W

Remark :

Full C.C. up to top of 9th (part) Upper Floors + LMR +OHT (i.e. height 36.75 meter AGL) as per last approved Amended Plan dated 21/08/2024 is approved.

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 for mitigation of 'Air Pollution' shall be strictly taken on the site.
- 2) The Work Shall be strictly executed under the permissible elevation limits as per the Civil Aviation NOC.
- 3) That the work shall be carried out in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000, and as per the provision of notification issued from time to time.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/W Ward Ward

Cc to :

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