



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/6688/WS/AK/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To.
M/s. R.S.ESTATE DEVELOPERS PVT. LTD.
CTS No. 1/38/2, plot No. 120, Back Road,
Lokhandwala, Andheri (W), Mumbai. 53

Sir,

With reference to your application No. **CE/6688/WS/AK/FCC/3/Amend** Dated. **03 Aug 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 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **120** C.T.S. No. **1/38/2** Division / Village / Town Planning Scheme No. **OSHIWARA** situated at - 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 17/7/2001

Issue On : 17 Jul 2001

Valid Upto : 17 Jul 2001

Application Number : CE/6688/WS/AKCC/1/Old

Remark :

The Commencement Certificate is for carrying out the work up to stilt height i.e. 30'-0" as per approved plan dated 21.07.2000

Approved By

EE

Executive Engineer

Issue On : 14 Jun 2005

Valid Upto : 16 Jul 2006

Application Number : CE/6688/WS/AKFCC/1/Old

Remark :

Approved by EE

Approved By

EE

Executive Engineer

Issue On : 07 Mar 2023

Valid Upto : 24 Jul 2024

Application Number : CE/6688/WS/AK/FCC/1/Amend

Remark :

Approved

Approved By

Further CC i.e. plinth CC as per last approved plan dated 30.12.0221 for wing C& D

Executive Engineer

Issue On : 18 Apr 2024

Valid Upto :

17 Apr 2025

Application Number :

CE/6688/WS/AK/FCC/2/Amend

Remark :

Plinth C.C. is re endorsed for wing C and D up to 8.26-meter height, within the building line & for the Second Floor plus Fitness Centre proposed outside building line as per last approved plan dated 05/04/2024.

Approved By

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

Assistant Engineer (BP)

Issue On : 30 Sep 2024

Valid Upto :

17 Jul 2025

Application Number :

CE/6688/WS/AK/FCC/3/Amend

Remark :

Further C.C. up to top of 20th (part) floor i.e. 64.06 m AGL within the building line as per last approved plan dated 05/04/2024 is issued subject to the following conditions.

- 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 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.
- 3) Plinth / Stilt Dimensions and Open Spaces to be Certified by L.S. before asking CC, as per each Phase Program.
- 4) All elevation features such as chajja, service Duct etc. shall be as per DCPR and policy circular.



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

