



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2036/T/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To.

M/s Lohitka Properties LLP CA to Owner
Ground & 3rd floor, Prius Infinity, Paranjape B
Sceme, Subhash Road Vile Parle (East), Mumbai -
400 057.

Sir,

With reference to your application No. **CHE/ES/2036/T/337(NEW)/FCC/2/Amend** Dated. **07 Dec 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 **07 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1 C.T.S.No. 514, 531(pt), 531/1 to 14, 532A & 534** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **LBS Marg Road / Street in T 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. **AE BP S&T 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 6/12/2020

Issue On : 07 Dec 2019

Valid Upto : 06 Dec 2020

Application Number : CHE/ES/2036/T/337(NEW)/CC/1/New

Remark :

plinth C.C. for entire building i.e. for wing "A", wing "B" & Wing "C" upto 6th podium level as per approved plan dt. 21.11.2019

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 22 Nov 2021

Valid Upto : 21 Nov 2022

Application Number : CHE/ES/2036/T/337(NEW)/FCC/1/New

Remark :

Full CC is granted for Wing A & B & C.C. is re-endorsed for the wing C upto top podium slab as per approved amended plan dtd. 31.05.2021.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 01 Feb 2022

Valid Upto : 31 Jan 2023

Application Number : CHE/ES/2036/T/337(NEW)/FCC/1/Amend

Remark :

Full CC is granted for the Wing 'A' & 'B' and C.C. is re-endorsed for wing 'C' up to 6th podium level as per approved amended plan dated 04.01.2022.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 06 Apr 2023

Valid Upto :

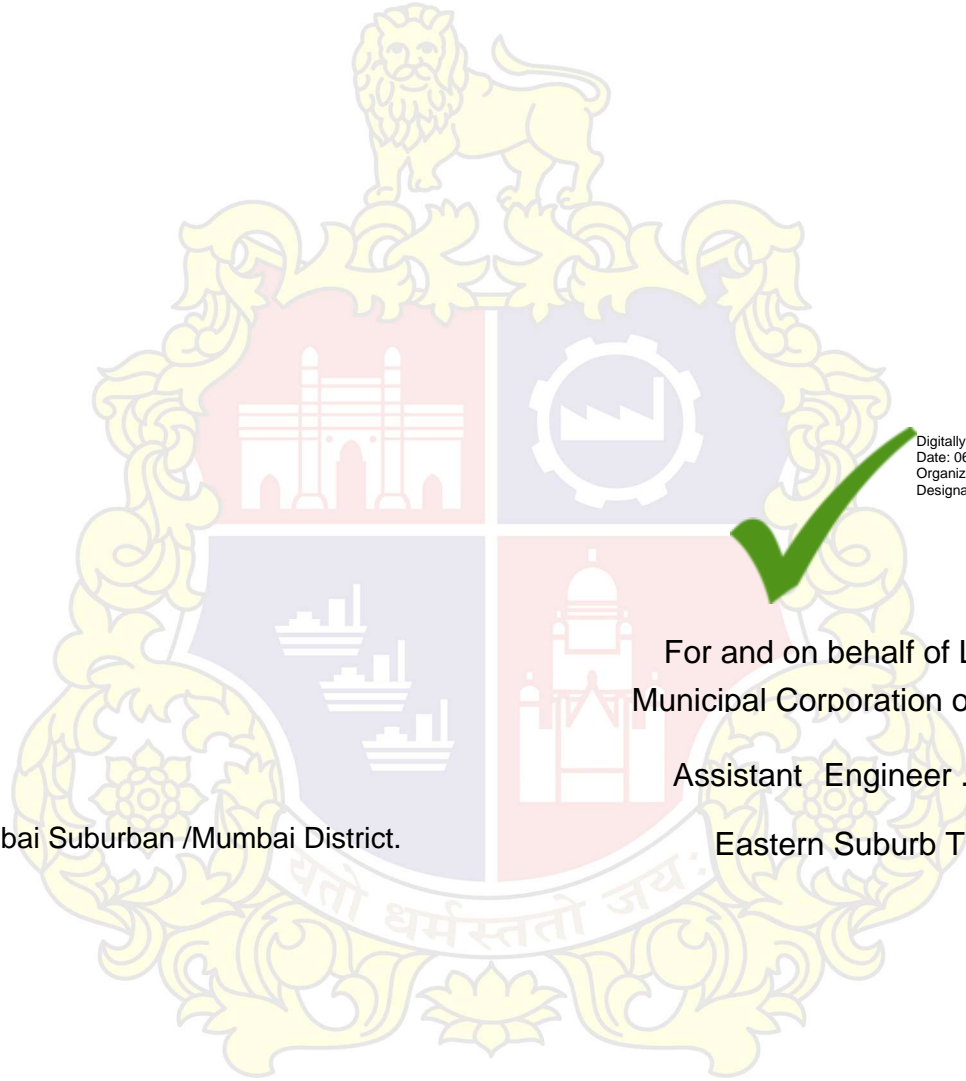
14 Oct 2023

Application Number :

CHE/ES/2036/T/337(NEW)/FCC/2/Amend

Remark :

Further C.C. is granted upto 23rd floor for wing 'C' by restricting C.C. from 24th floor upto 43rd floor for not handing over of setback area and C.C. is reindorsed for wing "A & B" as per the approved amended plan dt. 20.03.2023 subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction work.



Digitally signed by Nitin Vasantrao Patil
Date: 06 Apr 2023 15:23:00
Organization : Brihanmumbai Municipal Corporation
Designation : Assistant Engineer (BP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer . Building Proposal
Eastern Suburb T Ward Ward

Cc to :

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



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/2036/T/337(NEW)/337/2/Amend dated 20.03.2023

To, **AMEET G. PAWAR**
SATYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
FLOOR, DAYALDAS ROAD, VILE
PARLE EAST, MUMBAI-400057.

CC (Owner),
M/s Lohitka Properties LLP
Ground & 3rd floor, Prius Infinity,
Paranjape B Sceme, Subhash Road
Vile Parle (East),Mumbai - 400 057.

Subject : Proposed Bldg. No. 10 on subplot A on property bearing CTS Nos. 514, 531(pt), 531/1 to 14, 532A & 534 of Village Nahur, Mulund(W), Mumbai.

Reference : Online submission of plans dated 27.01.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 21.11.2019 and Amended plan conditions dated 31.05.2021 and 04.01.2022 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings and structural stability of existing building shall be submitted before endorsing C.C.
- 3) That Janata Insurance policy shall be submitted before endorsing C.C.
- 4) That the all requisite fees, premiums, deposits shall be paid before endorsing C.C.
- 5) That the C.C shall be got endorsed before starting further work.
- 6) That the latest paid bill from A.A. & C.- 'T' Ward shall be submitted before endorsing C.C
- 7) That extra water & sewerage charges shall be paid to A.E.(W.W.)'T' ward before endorsing C.C
- 8) That the Registered undertaking from Owner stating that a) They will utilise rainwater harvesting water and STP water for toilet & flushing b) That they will disclose the above conditions to the prospective buyers and also include the same in the sale agreement.
- 9) That the Registered undertaking shall be submitted that project proponent shall comply with all the requirements of special NOC's issued by various authorities including, MOEF, Forest, Flemingo Trane creek,,ULC, HRC, Metro, Highway etc., Laws, and regulations that are applicable from time to time and MCGM shall be indemnified against any consequences towards non fulfillment of any of the conditions shall be submitted.
- 10) That the payments are shall made on time schedule as per Installment schedule approved & 10% of the proposed area will be restricted against the installment facility availed
- 11) That the conditions mentioned in installment facility circular u/no. CHE/DP/14770/GEN dtd 17.09.2019 shall be binding on you.
- 12) That the M & E NOC shall be submitted for meachanical ventilation to proposed fitness centre
- 13) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars for 50% concession in premiums as per Govt. directives u/s.154 of MR&TP Act 1966 issued u.no.TPS/1820/SR-27/CR-80/20/UD-13 dtd. 14/01/2021 and MCGM circular issued u.no. ch.E/DP/21546/Gen. dtd.22/02/2021 & 05/03/2021 shall be submitted. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to
- 14) That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking CC.
- 15) The Revised parking remark/N.O.C. shall be submitted.
- 16) The 270A certificate shall be submitted to check adequacy of water supply before applying for O.C.C.



Digitally signed by SUHAS VASANT NEMANE
Date: 20 Mar 2023 19:11:22
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, T Ward
- 2) A.E.W.W., T Ward
- 3) D.O. T Ward

- Forwarded for information please.

