

Annexure C

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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1533/T/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. Sunil R. Phulzade & Shri. Vishwas R. Phulzade
CA to Owner
Vidhata Apt., Balwant Phadke Marg, Mulund (E),
Mumbai - 81

Sir,

With reference to your application No. **CHE/ES/1533/T/337(NEW)/FCC/2/Amend** Dated. **29 Nov 2016** 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 **29 Nov 2016** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **507/16/3 & 539** Division / Village / Town Planning Scheme No. **MULUND-E** situated at **G. V. SCHEME ROAD** 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.

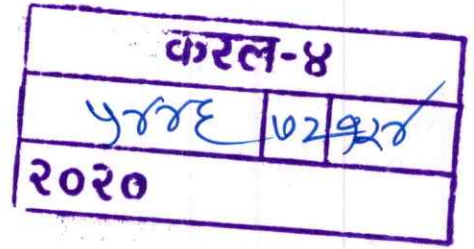


The Municipal Commissioner has appointed Shri. **Assistant Engineer S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

VRP-

[Signature]

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This CC is valid upto 29/7/2017

Issue On : 30 Jul 2016

Valid Upto : 29 Jul 2017

Application Number :

Remark :

THIS C. C. IS RESTRICTED FOR WORK UPTO PLINTH LEVEL I. e. BASEMENT TOP SLAB AS PER Plans APPROVED ON 14/1/2016.

Approved By

Issue On : 02 Nov 2017

Valid Upto : 01 Nov 2018

Application Number :

Remark :

Further C.C. upto 7th floor of wing-A and upto 6th floor of wing-B as per approved amended plan dtd:04.01.2017

Approved By

Issue On : 25 Oct 2019

Valid Upto : 29 Jul 2020

Application Number :

CHE/ES/1533/T/337(NEW)/FCC/2/Amend

Remark :

Full C.C. for Wing A and Wing B comprises of Basement + Gr(Pt) + Stilt(Pt) + 1st to 7th upper floors as per approved plan dated 15/10/2019.



CHE/ES/1533/T/337(NEW)/FCC/2/Amend

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✓
Name : JAYESH CHHAGAN
DUSANE
Designation : Assistant
Engineer
Organization : MCGM
Date : 25-Oct-2019 19: 41:29

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.



VRP.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1533/T/337(NEW)/337/2/Amend dated 02.07.2019

To,
VIJAY DAMODAR TURBADKAR
15/C, SHANTIBHUVAN, DR. R.P.
ROAD, MULUND (W)

CC (Owner),
SUNIL RAMLAL PHULZADE &
VISHWAS RAMLAL PHULZADE
PARTNERS OF SHREE HERAAMBH
VASTU NIRMAN LLP FORMERLY
AMEYA HSG DEV CORP
VIDHATA APARTMENT, 90 FEET
ROAD, NAVGHAR, MULUND (EAST),
MUMBAI - 400 081.

Subject : Proposed building on plot bearing CTS no. 507/16/3 & 539 of Village Mulund (E).

Reference : Online submission of plans dated 04.07.2019

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 the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
- 2) That all the conditions of IOD under even number CE/5010/BPES/AT) dated 14 JAN 2016 and amended plan dated 04/07/2017 shall be complied with.
- 3) That the structural stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
- 4) That the R.C.C. designs & calculations from Structural Engineer shall be submitted.
- 5) That all requisite fees, deposits, development charges etc. shall be paid.
- 6) That the payment of extra water charges & sewerage charges.
- 7) That C.C. shall be got endorsed as per amended plan.
- 8) Fresh Assessment tax clearance certificate.
- 9) That valid Janata Insurance policy shall be submitted.
- 10) That the quarterly progress report of Architect shall be submitted.
- 11) That the dry & wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall be incorporated to that effect by the developer/owner.
- 12) That the submission of Registered U/t stating that no claim of additional FSI benefits will be demanded as per DCPR 2034 in future, before asking C.C.



Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 15-Oct-2019 13: 06:22

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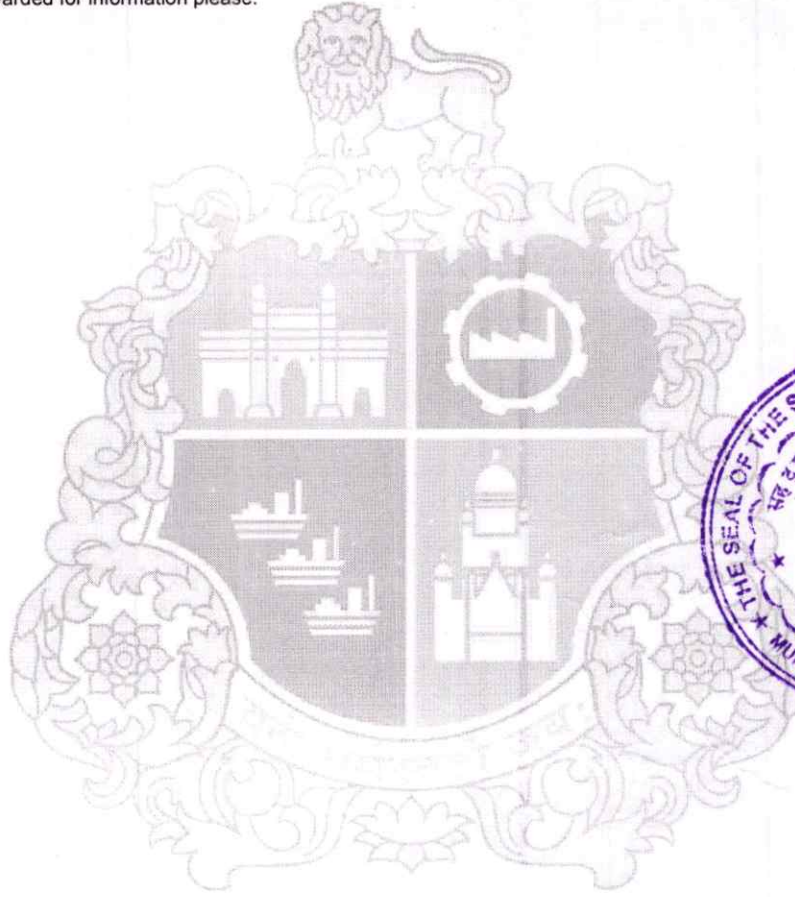
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For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb

Copy to :

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



VRP

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