



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1964/S/337(NEW)/FCC/6/Amend

COMMENCEMENT CERTIFICATE

To.

M/s Pratik Developers CA to Owner

K-49,A.P.M.C. Phase-II, Market-1, Sector.19, Vashi

Navi Mumbai-400 705

Sir,

With reference to your application No. **CHE/ES/1964/S/337(NEW)/FCC/6/Amend** Dated. **27 Dec 2017** 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 **27 Dec 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00 C.T.S. No. 784 & 785** Division / Village / Town Planning Scheme No. **KANJUR-E** situated at **Internal layout Road Road / Street in S 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 21/5/2019

Issue On : 22 May 2018

Valid Upto : 21 May 2019

Application Number :

Remark :

part plinth C.C. as per last approved amended plan dtd:20.02.2018 for the footprint of typical floors as per approved phase programme dated 21.5.18

Approved By

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Issue On : 16 Aug 2018

Valid Upto : 15 Aug 2019

Application Number :

Remark :

Further C.C. upto 9th (part) floor i.e. excluding flat no.4, as per approved amended plans dtd:20.02.2018, for the footprint of typical floors and as per approved phase programme dtd: 21.5.2018

Approved By

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Issue On : 12 Apr 2019

Valid Upto : 11 Apr 2020

Application Number :

CHE/ES/1964/S/337(NEW)/FCC/4/Amend

Remark :

Part plinth C.C. and further CC upto 11th part floor as per last approved amended plan dated 20.02.2018.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 17 Sep 2019

Valid Upto : 16 Sep 2020

Application Number : CHE/ES/1964/S/337(NEW)/FCC/4/Amend

Remark :

Further C.C.upto 4th floor of podium as per amended plan dtd 20-02-2018 and as per approved phase program dtd 21/05/2018.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 15 Mar 2022

Valid Upto : 14 Mar 2023

Application Number : CHE/ES/1964/S/337(NEW)/FCC/5/Amend

Remark :

Further C.C.is approved for Stilt + 1st to 17th + 18th (Pt) upperfloor as per last amended plan dated 14/01/2022.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 14 Mar 2023

Valid Upto : 21 May 2023

Application Number : CHE/ES/1964/S/337(NEW)/FCC/6/Amend

Remark :

Full C.C. is granted as per last amended plan approved on 25.10.2022 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Cc to :

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

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

