



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend



#### COMMENCEMENT CERTIFICATE

To,  
SURENDRA C. SAWANT PARTNER OF M/S  
SAINATH BUILDCON  
SHOP NO. 4, ADITI APARTMENT, MITHAGAR  
ROAD, MULUND (E), MUMBAI 400081

Sir,

With reference to your application No. **P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend** Dated. **18 Oct 2021** 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 **18 Oct 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **210** C.T.S. No. **210/38A/2** Division / Village / Town Planning Scheme No. **BHANDUP-W** situated at **LAKE 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.

Issue On : 24 Jan 2023

Valid Upto : 23 Jan 2024

Application Number : P-9045/2021/(210/38A/2)/S  
Ward/BHANDUP-W/CC/1/New

Remark :

Plinth C.C as per approved IOD plans dt. 30/01/2022.

Approved By

Executive Engineer (BP) ES II

Executive Engineer

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Issue On : 01 Nov 2023

Valid Upto : 31 Oct 2024

Application Number : P-9045/2021/(210/38A/2)/S  
Ward/BHANDUP-W/CC/1/Amend

Remark :

Re endorsement of plinth CC as per approved amended plans dt. 09/10/2023 ( CC VALID UPTO 23.01.2024)

Approved By

Executive Engineer (BP) ES II

Executive Engineer

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Issue On : 08 Dec 2023

Valid Upto : 07 Dec 2024

Application Number : P-9045/2021/(210/38A/2)/S  
Ward/BHANDUP-W/FCC/1/New

Remark :

Further C.C. is granted upto 8th floor by restricting 9th, 10th, and 11th(pt.) upper floor for 5% amenity open space, handing over of setback area and for installment facility as per approved amended plans dated 09.10.2023 subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction along with precautionary measures for air pollution.

Approved By

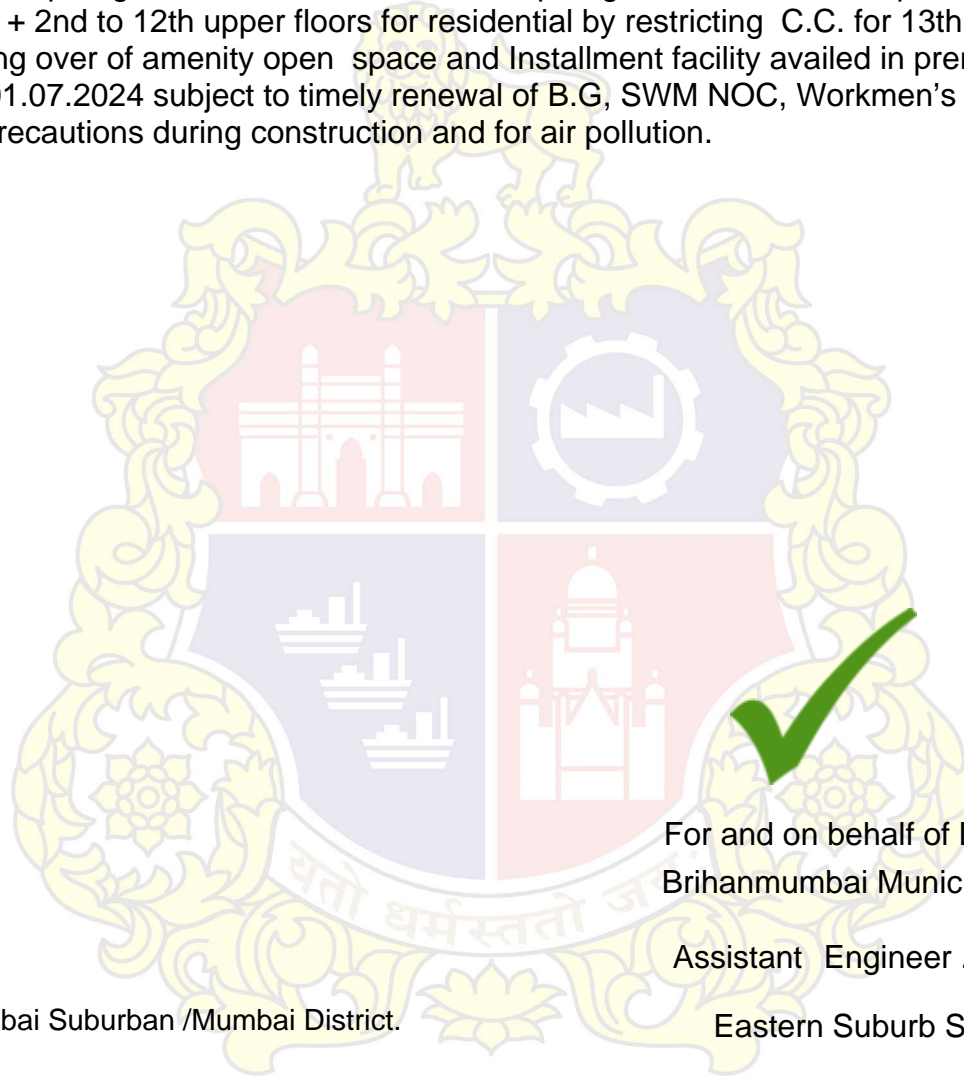
Issue On : 13 Aug 2024

Valid Upto : 23 Jan 2025

Application Number : P-9045/2021/(210/38A/2)/S  
Ward/BHANDUP-W/FCC/1/Amend

Remark :

Further C.C. is granted for part ground floor for commercial + part ground for 5% built up amenity space + commercial on 1st floor + 2nd to 12th upper floors for residential by restricting C.C. for 13th floor and 14th(pt.) floor towards not handing over of amenity open space and Installment facility availed in premium as per approved amended plans dated 01.07.2024 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

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