

ANNX - "A-2"

MUNICIPAL CORPORATION OF GREATER MUMBAI

Ex. Eng. Bldg. Porposal (City) - I
E' Ward Municipal Offices 3rd Floor,
10 S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/ 468 1 D 1A of 23/04

COMMENCEMENT CERTIFICATE

To,

M/s. Mangy Builders Pvt Ltd
Asia Publishing House Ltd
4th flr. Glicur street
Ballard estate.
M. H. A. - 38

Sir,



With reference to your application No. 1543 dated 21/4/04 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for prop. redevelopment of existing bldg. situated at C.S. No. 153 & 154 of Balaram divi at Balaram Street as. Nagu Suryguchi and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect windi a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 153 & 154 Division/ Village/Town Planning Scheme No. _____ Situated at Road / Street Balaram Street. Ward D the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in 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 & 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 sanction plans.

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- 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting a false applicant and every person deriving title through or under him in such an event shall be charged to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

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