



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9936/2022/(6)/S Ward/VIKHROLI-S/FCC/3/Amend



#### COMMENCEMENT CERTIFICATE

To,  
PRATIK JAIN OF RACEK INDUSTRIES PVT LTD  
Plot Bearing C.T.S. No(S) 6 of Village Vikroli,  
L.B.S.Road, Vikroli West, Mumbai, Maharashtra  
situated in S Ward.

Sir,

With reference to your application No. **P-9936/2022/(6)/S Ward/VIKHROLI-S/FCC/3/Amend** Dated. **03 Jan 2022** 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 **03 Jan 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **6** C.T.S. No. **6** Division / Village / Town Planning Scheme No. **VIKHROLI-S** situated at **L B S 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 6/9/2023

Issue On : 07 Sep 2022

Valid Upto : 06 Sep 2023

Application Number : P-9936/2022/(6)/S  
Ward/VIKHROLI-S/CC/1/New

Remark :

top of basement level, i.e. plinth of Wing-A,B and C as per approved IOD plans dated 21/06/2022

Approved By

Executive Engineer (BP) ES II

Executive Engineer

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Issue On : 16 May 2023

Valid Upto : 15 May 2024

Application Number : P-9936/2022/(6)/S  
Ward/VIKHROLI-S/FCC/1/New

Remark :

Full C.C. is granted for entire work of Residential cum commercial building comprising of 3 wings designated as Wing-A & B as residential & Wing C as commercial as per approved IOD plan dated 21.06.2022 subject to timely renewal of B.G., Workmen's compensation policy, SWM NOC and taking all sorts of precautions during construction.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

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Issue On : 26 Oct 2023

Valid Upto : 25 Oct 2024

Application Number : P-9936/2022/(6)/S  
Ward/VIKHROLI-S/FCC/1/Amend

Remark :

Further C.C. for wing 'A' and Wing 'B' up to top of 10th floor and full C.C. for wing 'C' is granted as per approved amended plan dated 11.10.2023 by restricting C.C. of 11th and 12th floor of wing 'A' and 11th floor of wing 'B' for installment facility 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.

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

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Issue On : 02 Sep 2024                      Valid Upto :              01 Sep 2025

Application Number :                      P-9936/2022/(6)/S  
Ward/VIKHROLI-S/FCC/2/Amend

Remark :

Further C.C. is granted upto 18th upper floor for Wing 'A' & 'B' and full C.C is granted for Wing 'C' as per last approved amended plan dated 09.08.2024 by restricting C.C. of 19th and 20th (part) floor of wing 'A' and wing 'B' for installment facility, 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.

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

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Issue On : 01 Jan 2025                      Valid Upto :              06 Sep 2025

Application Number :                      P-9936/2022/(6)/S  
Ward/VIKHROLI-S/FCC/3/Amend

Remark :

Full C.C. is granted for wing 'A' & 'B' as per amended approved plan dated 09.08.2024 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

Cc to :

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

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

