



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/2506/GN/A

COMMENCEMENT CERTIFICATE

To.
M/s. Santosh Enterprises.
306, Laxmi Commercial Centre, S.B. Marg, Flower
Market, Dadar (W), Mumbai- 400 028.

Sir,

With reference to your application No. **EB/2506/GN/A** Dated. **1/7/2017** 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 **1/7/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **F.P. No.144** Division / Village / Town Planning Scheme No. **Mahim** situated at **D. L. Vaiday Road** Road / Street in **G/North** 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. **Asst.Eng.(BP)City II C & Municipal** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

Issue On : 7/7/2017

Valid Upto : -

Remark :

Plinth CC was earlier approved on 04.11.2008 and the same was endorsed on 17.11.2014 as per amended plans dated 14.07.2014

Approved By

Shri. C. H. Kandalkar

Executive Engineer

Issue On : 8/8/2017

Valid Upto : 7/8/2018

Remark :

This CC is endorsed and further issued for RCC frame Work of Rehab wing 'B' comprising of Ground to 23rd upper floors with total height 69.91 mt. & for RCC frame work of sale wing 'A' with mechanized parking tower of height 69.91 mt. from Ground to 23rd floor level for parking + 24th fire check floor + Service floor + 25th upper floors with total height 76.81 mt. for phase-I, as per approved amended plan dt: 16.03.2017 & as per approved Phase programme dated 07.07.2017.

Approved By

Asst.Eng.(BP)City II C & Municipal

Assistant Engineer (BP)

Issue On : 21/3/2018

Valid Upto : 21/5/2018

Remark :

This CC is further extended for R.C.C. frame work only for sale wing 'A' upto 36th floors with total height 113.11 mt. & for entire work for Rehab wing 'B' comprising of Ground to 23rd upper floors with total height 69.91 mt. and endorsed the same as per approved amended plan dt: 16.03.2017.

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

Assistant Engineer . Building Proposal
City G/North Ward

Cc to :

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

