

**BRIHANMUMBAI MUNICIPAL CORPORATION****FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-7433/2021/(352 And Other)/R/S Ward/POISAR R/S/FCC/2/Amend

**COMMENCEMENT CERTIFICATE**

To,
SHRI. ROHAN CHHEDA PARTNER FOR RODIUM
HOUSING LLP
401, Xcube, Plot No. 636, Opp. Fun Republic, off.
Link Road, Andheri West West, Mumbai -400 053

Sir,

With reference to your application No. **P-7433/2021/(352 And Other)/R/S Ward/POISAR R/S/FCC/2/Amend** Dated. **10 May 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 **10 May 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0** C.T.S.No. **352,352/1 to 13** Division / Village / Town Planning Scheme No. **POISAR R/S** situated at **27.45 MT. WIDE S.V.ROAD** Road / Street in **R/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. **Asst.Engineer(B.P)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 18 Apr 2022

Valid Upto : 17 Apr 2023

Application Number : P-7433/2021/(352 And Other)/R/S
Ward/POISAR R/S/CC/1/New

Remark :

This C.C. is granted for work upto Part Plinth level i.e. Commercial shops + one lift + one staircase for commercial user along with entrance lobby + Two lifts+ one staircase for residential user along with entrance lobby as per approved plan dt.04.01.2022.

Approved By

Shri.H.S.Bure Exe Engr(BP)WS-II R Ward
Executive Engineer

Issue On : 18 May 2022

Valid Upto : 17 May 2023

Application Number : P-7433/2021/(352 And Other)/R/S
Ward/POISAR R/S/CC/1/Amend

Remark :

This C.C. is granted for work upto plinth level only, as per approved plans dated 04.01.2022.

Approved By

Shri.H.S.Bure Exe Engr(BP)WS-II R Ward
Executive Engineer

Issue On : 04 Oct 2022

Valid Upto : 03 Oct 2023

Application Number : P-7433/2021/(352 And Other)/R/S
Ward/POISAR R/S/FCC/1/New

Remark :

This C.C. is granted and extended for work of part portion of completed plinth upto top of 7th (pt.) floor as shown in plan as red submitted by Architect and as per approved plan dated 04.01.2022.

Approved By

Issue On : 24 Apr 2023

Valid Upto :

23 Apr 2024

Application Number :

P-7433/2021/(352 And Other)/R/S
Ward/POISAR R/S/FCC/1/Amend

Remark :

This C.C. is extended further for work of Ground Floor (for Commercial Shops + staircase, lift, staircase lift lobbies + entrance lobbies for commercial and residential user + puzzle parking system) + 1st floor (for Commercial IT Offices + Residential) + 2nd floor (for commercial IT office + Residential) + 3rd to 7th and 8th (Pt.) floors as per approved amended plans dtd. 05.12.2022.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 12 Oct 2023

Valid Upto :

17 Apr 2024

Application Number :

P-7433/2021/(352 And Other)/R/S
Ward/POISAR R/S/FCC/2/Amend

Remark :

This C.C. is re-endorsed and extended further upto top of 10th residential floor and staircase core upto top of LMR/OHT by restricting C.C. of 11th floor as per approved amended plans dated 22.09.2023.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II R/S Ward Ward

