



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/9375/WS/AK./FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,

Vinay Jain Dir.-Sambhavparshva Dev. Pvt.Ltd. CA to
Jai Bhawani Apartment CHSL-Vireshwar Smruti
CHSL

SAMBHAV GROUP, LODHA SUPREMUS, UNIT –
1301, 13TH FLOOR, TULSI PIPE ROAD, NEXT TO
TODI MILLS OPP. WORLD TOWERS, LOWER
PAREL, MUMBAI – 400013

Sir,

With reference to your application No. **CE/9375/WS/AK./FCC/4/Amend** Dated. **27 Dec 2018** 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 **27 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **97 C.T.S. No. 97 and 96 of T.P.S. – I** Division / Village / Town Planning Scheme No. **Vile Parle** situated at **Prathana Samaj Road** Road / Street in **K/E 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. **A. E. (B. P.) K/East 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 8/11/2021

Issue On : 09 Nov 2020

Valid Upto :

08 Nov 2021

Application Number :

CE/9375/WS/AK./CC/1/New

Remark :

First C.C. up to top of plinth level i.e. ht. 0.15 mtr. A.G.L. as per approved plans dated 14/11/2019 is approved as proposed & recommended by SEBP / AEBP subject to condition that NOC from collector for excavation shall be submitted with work start notice as proposed by SEBP / AEBP.

Approved By

Ex.Eng.(B.P.) W.S.1 (K Ward)

Executive Engineer

Issue On : 30 Jun 2021

Valid Upto :

29 Jun 2022

Application Number :

CE/9375/WS/AK./FCC/1/New

Remark :

F.C.C upto top of 4th floor (pt) excluding Flat no 1 (i.e ht. 15.80 mt. AGL) and by restricting C.C of 5th floor for payments of instalments facility as per last amended plan dated 14.11.2019.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 03 Dec 2021

Valid Upto :

02 Dec 2022

Application Number :

CE/9375/WS/AK./FCC/1/Amend

Remark :

Re-endorsement of earlier C.C. and further C.C. up to top of 5th floor (pt) excluding Flat No. 1 (i.e. up to ht. 18.65 mt. AGL) as per amended plans dated 19.08.2021.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 02 Aug 2022

Valid Upto :

01 Aug 2023

Application Number :

CE/9375/WS/AK./FCC/2/Amend

Remark :

F.C.C is re-endorse and further C.C. extended up to top of 7th upper floor (i.e. up to ht. 24.35 mt. AGL) for Wing 'A' as per amended plans dated 22.02.2022.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 14 Sep 2022

Valid Upto :

13 Sep 2023

Application Number :

CE/9375/WS/AK./CC/1/Amend

Remark :

C.C. up to top of stilt level (i.e. height 3.05 Mts. AGL) for Wing 'B' as per amended approved plans dtd. 22/02/2022 ,Subject to submission of revised valid excavation permission from the office of Collector M.S.D. along with work start notice.

Approved By

Navnath S. Ghadge

Executive Engineer

Issue On : 23 Nov 2022

Valid Upto : 22 Nov 2023

Application Number :

CE/9375/WS/AK./FCC/3/Amend

Remark :

Full C.C. up to top of 8th (part) floor (i.e. up to ht. 27.20 mt. + Lift Pully ht. 1.00 Mt. = 28.20 Mt.) for Wing 'A' as per amended plans dated 22.02.2022.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 12 Dec 2022

Valid Upto : 09 Nov 2023

Application Number :

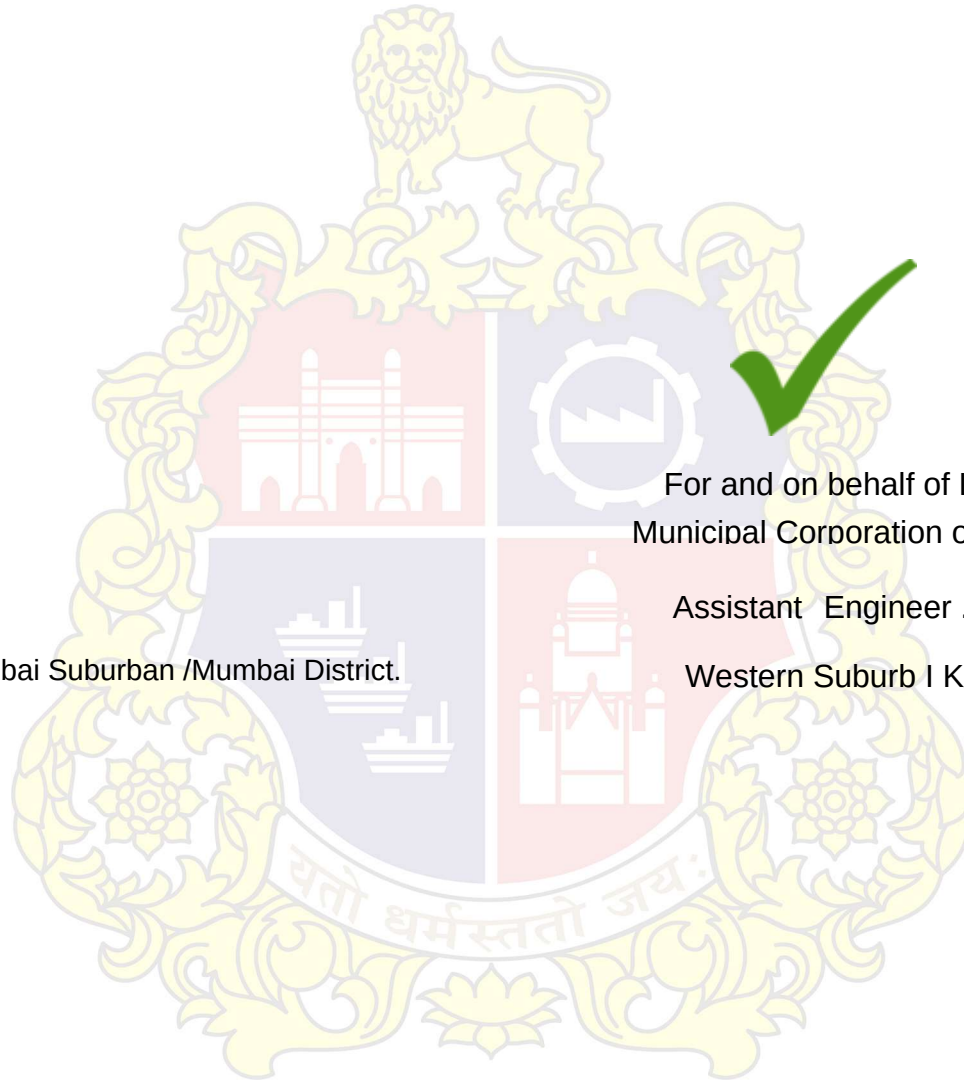
CE/9375/WS/AK./FCC/4/Amend

Remark :

C.C. up to top of 8th (pt) floor up to ht. 27.20 mtr. + lift pully and parapet wall height 1.00 mtr. i.e. total height 28.20 mtr. for Wing 'B' as per amended plans dated 22.02.2022 restricting flat no. 4 at 8th (pt) floor of wing 'B' admeasuring 62.52 sq.mt. BUA, pending demolition of the existing structure having area of 35.79 sq. mtr.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.



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

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

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