



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7008/2021/(1A/171)/P/S Ward/PAHADI GOREGAON-W/FCC/1/Amend

#### COMMENCEMENT CERTIFICATE

To,  
SHRI AJAY M. DEDHIA OF M/S ANGEL  
CONSTRUCTION COMPANY  
Shop no. 6, Asmi Dreamz, Opp. Ratna Hotel, S.V.  
Road, Goregaon (West), Mumbai- 400104

Sir,

With reference to your application No. **P-7008/2021/(1A/171)/P/S Ward/PAHADI GOREGAON-W/FCC/1/Amend** Dated. **20 Mar 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 **20 Mar 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1A/171** C.T.S. No. **1A/171** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-W** situated at **GOREGAON LINK ROAD** Road / Street in **P/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. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 25 Aug 2021

Valid Upto : 24 Aug 2022

Application Number : P-7008/2021/(1A/171)/P/S Ward/PAHADI  
GOREGAON-W/CC/1/New

Remark :

This C.C. is now granted for the work upto Plinth level as per Zero FSI IOD approved dated 17.06.2021

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward  
Executive Engineer

Issue On : 28 May 2022

Valid Upto : 27 May 2023

Application Number : P-7008/2021/(1A/171)/P/S Ward/PAHADI  
GOREGAON-W/CC/1/Amend

Remark :

This C.C. is re-endorsed for the work up to Plinth level only as per amended approved plan dt.13.05.2022.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward  
Executive Engineer

Issue On : 07 Jun 2022

Valid Upto : 06 Jun 2023

Application Number : P-7008/2021/(1A/171)/P/S Ward/PAHADI  
GOREGAON-W/FCC/1/New

Remark :

This CC is now granted and extended for Residential +Commercial building comprising Part Basement for Pump Room + Ground Floor for retail shop + 1st (pt) Floor for shopping + 1st (pt.) & 2nd Floors for lodging Use (Wing A), Ground + 9th Upper Floors for Residential (Wing –B ) and Ground + 9th Upper Floors for Residential (Wing-C) as per approved plan dated 13/05/2022.

Approved By

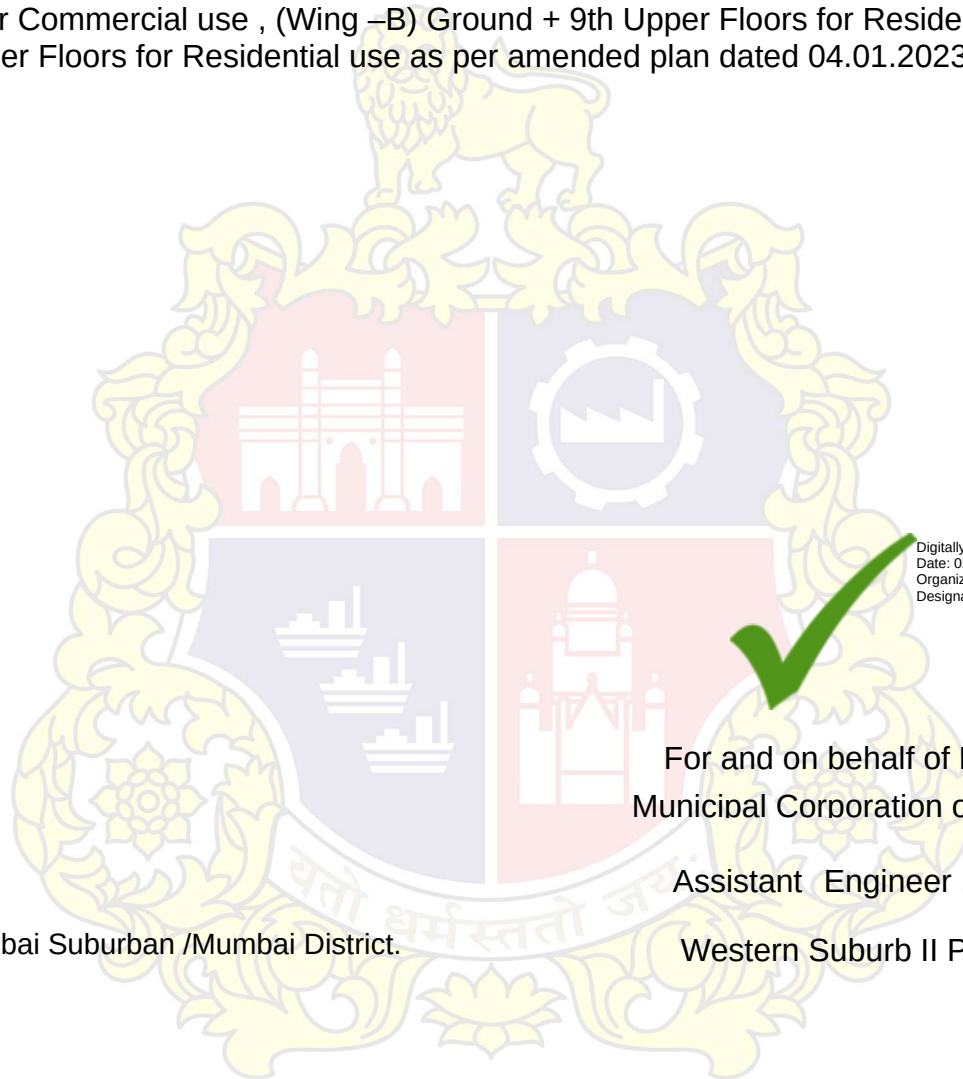
Issue On : 02 Feb 2023

Valid Upto : 24 Aug 2023

Application Number : P-7008/2021/(1A/171)/P/S Ward/PAHADI  
GOREGAON-W/FCC/1/Amend

Remark :

This C.C. is now re-endorsed for the Residential + Commercial building comprising of (Wing A) Ground Floor to 4th (pt) Upper Floors for Commercial use , (Wing –B) Ground + 9th Upper Floors for Residential use & (Wing-C) Ground +10th (Pt.) Upper Floors for Residential use as per amended plan dated 04.01.2023.



Digitally signed by HARESH CHANDIRAM BHAGAT  
Date: 02 Feb 2023 18:24:46  
Organization : Brihanmumbai Municipal Corporation  
Designation : Assistant Engineer (BP)

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

Assistant Engineer . Building Proposal

Western Suburb II P/S Ward Ward

Cc to :

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