



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/9712/BP(WS)AP/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To.

Mr.Suresh Satra of Rachaita Developer
Green lawn Apts, C wing, Office no 2, behind, ICICI
bank, Arrey road , goregaon east, Mumbai 400063

Sir,

With reference to your application No. **CHE/9712/BP(WS)AP/FCC/1/Amend** Dated. **31 Jul 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 **31 Jul 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. CTS No. 337, 337/1 to 15** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-E** situated at **Aarey 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.

This CC is valid upto 5/10/2021

Issue On : 06 Oct 2020

Valid Upto : 05 Oct 2021

Application Number : CHE/9712/BP(WS)AP/CC/1/New

Remark :

This C.C. is granted for the work upto top of Stilt slab level as per I.O.D. plans approved dtd. 05.03.2020

Approved By

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

Executive Engineer

Issue On : 05 Jan 2022

Valid Upto : 04 Jan 2023

Application Number : CHE/9712/BP(WS)AP/FCC/1/New

Remark :

This CC is now granted for building comprising of Wing-A having Basement for shop user (for shop connected to shop No.1 situated at Ground floor by internal staircase) + Ground floor (Shops) + 1st floor shop with separate staircase + 2nd to 7th upper residential floors and Wing- B comprising of Ground part (office) + Stilt part for parking purpose + 1st to 6th upper residential floors user as per approved plans dated. 22.12.2021 by restricting the CC of 8th upper floor of wing 'A' till the handing over of setback area.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 20 Sep 2022

Valid Upto : 05 Oct 2022

Application Number : CHE/9712/BP(WS)AP/FCC/1/Amend

Remark :

This C.C is now granted for the building comprising of Wing-A having Basement for shop user (for shop connected to shop No.1 situated at Ground floor by internal staircase) + Ground floor (Shops) + 1st floor shop with separate staircase + 2nd to 8th upper residential floors and Wing B comprising of Ground part (office) + Stilt part for parking purpose + 1st to 6th upper residential floors user as per approved plans dated. 22.12.2021



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

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II P/S Ward Ward

