



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8197/WS/AK/CC/1/New

#### COMMENCEMENT CERTIFICATE



To.

Shri.Jitendra K. Shah M/s. Satelite Rockford  
Ventures LLP.

M/s.Satelite Rockford Venture LLP S-14, 7th Floor,  
Solitaire Corporate park, Andheri-Ghatkoper link  
Road, Andheri (East), Mumbai – 400093.

Sir,

With reference to your application No. **CE/8197/WS/AK/CC/1/New** Dated. **17 Mar 2025** 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 **17 Mar 2025** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **467/A & 467/B** Division / Village / Town Planning Scheme No. **KONDIVATE** situated at - 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. **Executive Engineer (BP) K/East Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 22 Dec 2006

Valid Upto : 16 Jun 2007

Application Number : CE/8197/WS/AKFCC/1/Old

Remark :

for Market Bldg.+ resi. of sale bldg.( Wing A&B)

F.C.C up to top of 2nd Floor i.e. ht.up to 15.40m

Assistant Engineer (BP)

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Issue On : 05 May 2025

Valid Upto : 04 May 2026

Application Number : CE/8197/WS/AK/CC/1/New

Remark :

CC was earlier issued physically on 02-05-2006, upto plinth level for market bldg and part stilt and part plinth for sale bldg as per IOD dtd 17-06-2004 and FCC was issued on 22-12-2006, up to 2nd floor + OHT for market bldg & CC was re-endorsed for sale bldg upto stilt as per Amended Plans dtd 08-12-2006.

Now, this CC is re-endorsed for sale bldg comprising of wings A, B & C wing up to top of Stilt i.e. ht.3.04mt. AGL and for wing D (Market bldg) upto top 2nd floor as per fresh IOD dtd. 10-12-2024.

Note:-

1. Collector M.S.D. permission for excavation shall be submitted with work start notice.
2. That Utmost care with all precautionary, preventive and safety measures shall be adopted to safeguard the soil below the foundation of neighboring building, structure, roads.
3. This CC is issued without pre-judice.
4. That guidelines as per circular CHE/DP/214/Gen dated 15/09/2023 and MGC/F/1102/dated 25/10/2023 shall be complied with.



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Cc to :

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

Executive Engineer . Building Proposal

Western Suburb I K/E Ward Ward

