



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6268/2020/(640/B)/K/W Ward/AMBIVALI/FCC/1/New

#### COMMENCEMENT CERTIFICATE

To.  
Mr. Rajesh Himatlal of M/s. Beautiful Properties Pvt  
Ltd. C.A. to Owner Bhavesha CHSL.  
Kantilal House, 14, Mama Parmanand Marg,  
Mumbai 400 004,

Sir,

With reference to your application No. **P-6268/2020/(640/B)/K/W Ward/AMBIVALI/FCC/1/New** Dated. **31 Dec 2020** 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 Dec 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **640** C.T.S. No. **640/B** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **Veera Desai Road Road / Street** in **K/W 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/W** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 30 Jul 2021

Valid Upto : 29 Jul 2022

Application Number : P-6268/2020/(640/B)/K/W  
Ward/AMBIVALI/CC/1/New

Remark :

First C.C. up to plinth (i.e. ht. 0.60 mts. AGL) as per approved Zero FSI IOD plan dtd. 28/06/2021.

Approved By

Navnath S. Ghadge

Executive Engineer

Issue On : 24 Mar 2022

Valid Upto : 29 Jul 2022

Application Number : P-6268/2020/(640/B)/K/W  
Ward/AMBIVALI/FCC/1/New

Remark :

Re-endorsement of Plinth C.C. and Further C.C. i.e. Ground (for Shop) + 1st floor (for I.T. Offices) + Service floor + 2nd for Fitness Center, Society Office and Residential Flat + 3rd to 12th upper floors residential floors as per amended plan dated 07.03.2022 by restricting C.C. of 13th floors for verification of height from GVK is approved.

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 I K/W Ward Ward

