

MUNICIPAL CORPORATION OF GREATER MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE / 107 / BP(Spl. Cell) / AMW/ 337 / of

21 JAN 2016

COMMENCEMENT CERTIFICATE

To,
M/S. Joynest Premises Private Ltd,
Concessionaire to E.E (B.C.D.) P.W.D. , G.O.M
CTS. No. 469-A, Chembur
Mumbai-400071.

Office of the
Dy. Ch. Eng. (B.P.) Special Cell,
Gr. Flr; Municipal Training Centre,
Raheja Vihar Complex,
Behind Indian Shipping Corpn.,
Powai, Chandivali Farm Road,
Andheri (East), Mum-400072

Sir,

With reference to application No. 8782 dated 07.10.2010 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 45 of Maharashtra Regional and Town Planning Act 1966 to erect **Proposed building on sub plot 'E' in layout on plot bearing C.T.S. No. 469-A of village Chembur, Mumbai in M/W Ward.**

The commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in IOD u/r no. No CHE / 107 / BP(Spl. Cell) / AMW/ 337 dated. 16.02.2015 and following conditions:-

1. The land vacated in 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 there of 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 or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this 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 & 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 of 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, assigners, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri R.S.Sawant. Assistant Engineer (Building proposal) Special Cell (E.S.) to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto20.....JAN.. 2017

This Commencement Certificate is for 2/3 level basement + Top of Stilt for wings & height 'A'(4.20 mt. AGL), 'B'(4.20 mt. AGL), 'C'(4.20 mt. AGL), 'D'(4.20 mt. AGL), 'E'(4.20 mt. AGL), 'F'(3.55 mt. AGL), 'G'(4.25 mt. AGL), 'H'(4.25 mt. AGL), 'I'(4.25 mt. AGL), 'M'(4.20 mt. AGL), 'O'(3.70 mt. AGL), 'P1'(3.60 mt. AGL), 'P2'(3.60 mt. AGL), 'Q'(3.60 mt. AGL) as per approved plan dated 16.02.2015.

Sawant.
21/01/2016

Assistant Eng. Building Proposals
(Special-Cell) E.S.

For

The Municipal Corporation of Greater Mumbai