



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/1342/GS/A

#### COMMENCEMENT CERTIFICATE

To,  
M/S Jawala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Parel, Mumbai  
Textile Mill Compound, Mumbai. 400013.

Sir,

With reference to your application No. **EB/1342/GS/A** Dated. **26/11/2018** 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 **26/11/2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **464** Division / Village / Town Planning Scheme No. **Lower Parel** situated at **Senapati Bapat Marg** Road / Street in **G/South** 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. **Asst.Eng.(BP)City VI G/South (Rajendra Anandrao Jadhav)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 30/3/2009

Valid Upto : 23/1/2018

Remark :

This CC is endorsed as per amended plans approved dt. 07.01.2009 upto top of upper basement.

Approved By

AE

Assistant Engineer (BP)

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Issue On : 19/1/2017

Valid Upto : 23/1/2018

Remark :

further C.C. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) for wing 1 over 78th floor, wing 2 over 78th floor, wing 3 over 76th floor, wing 4 over 78th floor and wing 5 over 25th floor i.e. for full height of staircase lift core as per last approved plan dated 29.02.2016.

Approved By

AE

Assistant Engineer (BP)

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Issue On : 11/4/2017

Valid Upto : 23/1/2018

Remark :

This CC is endorsed and extended for - (1) Wing-1 upto top of 44th floor level, (2) Wing-2 upto top of 40th floor level, (3) Wing-3 upto top of 56th floor level, (4) Wing-4 upto top of 43rd floor level, (5) Wing-5 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 64th floor and (6) Wing-6 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 21st floor as per last approved amended plans dated 31.03.2017

Approved By

Issue On : 28/6/2017 Valid Upto : 23/1/2018

Remark :

This CC is further extended - (1) for Wing-1 from 45th to 66th top floor level, (2) for Wing-2 from 41th to 60th top floor level, (3) for Wing-3 from 57th to 73rd top floor level and (4) for Wing-4 from 44th to 60th top floor level as per approved amended plans dated 31.03.2017.

Approved By  
AE  
Assistant Engineer (BP)

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Issue On : 19/8/2017 Valid Upto : 23/1/2018

Remark :

This CC is extended for Wing- 5 from 7th to 26th top floor level, as per last approved plan dated 31.03.2017

Approved By  
AE  
Assistant Engineer (BP)

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Issue On : 16/2/2018 Valid Upto : 23/1/2019

Remark :

This C.C is further extended for (1) Wing- 1 from 67th to 71st top for habitable floor, (2) Wing- 2 from 61st to 63rd top for habitable floor and also extend CC over 74th floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (3) Wing- 3 from 74th to 75th floor top for habitable floor, (4) Wing- 4 from 61st to 64th for habitable floor and also extend CC over 73rd floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (5) to grant plinth C.C. for Amenity Building as per last approved plan dated 20.12.201

Approved By  
AE



Issue On : 16/5/2018

Valid Upto : 23/1/2019

Remark :

This C.C. is endorsed and extended for (1) Wing- 2 from 64th to 65th top for habitable floor & extend CC upto 78th floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) for full height, (2) Wing- 3, for 76th floor top for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor & extended CC upto 78th floor for the staircase/ lift (staircase and lift core with overhead water tank) i.e. for full height (4) Wing 5, upto top of 14th for habitable floor & CC upto 50th floor for the staircase/ lift core i.e.(staircase and lift core with overhead water tank) (5) Wing 6 ,upto top of 7th for habitable floor & extend CC upto 21st floor for the staircase/ lift core i.e (staircase and lift core with overhead water tank) i.e. for full height (6) To grant plinth C.C. for Town House from 2nd to 12th No's as per last approved plan dated 04.05.2018.

Approved By

AE

Assistant Engineer (BP)

Issue On : 1/8/2018

Valid Upto : 23/1/2019

Remark :

(1) This C.C. is endorsed and extended further C.C. for Wing- 1 upto top of 72 nd habitable floor and also endorsed CC upto 78th floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (2) This C.C. is endorsed for Wing- 4 upto 71st floor top for habitable floor and endorsed CC upto 78th floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core.(3) This C.C. is endorsed and extended further C.C. for full work of Town House no- 2nd to 5th. (4) This C.C. is endorsed and extended further C.C. for full work of amenity building as per last approved plan dated 04.05.2018.

Approved By

AE

Assistant Engineer (BP)

Issue On : 1/8/2018

Valid Upto : 23/1/2018

Remark :

This CC up to top of upper basement.

Approved By  
AE  
Assistant Engineer (BP)

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Issue On : 17/11/2018 Valid Upto : 23/1/2019

Remark :

1) This C.C. is further extended for Wing- 1 up to top of 78th habitable floor and also endorsed CC upto 78th floor for the staircase/ lift core i.e. for full work of wing 1, (2) This C.C. is further extended for Wing- 2 up to top of 78th habitable floor and endorsed CC upto 78th floor for the staircase/ lift core i.e. for full work of wing 2.(3) This C.C. is further extended for Wing- 4 up to top of 78th habitable floor and endorsed CC upto 78th floor for the staircase/ lift core i.e. for full work of wing 4. (4) This C.C. is further extended for Wing- 5 up to top of 50th habitable floor and endorsed CC upto 50th floor for the staircase/ lift core i.e. for full work of wing 5 as per last approved amended plans dated 04.05.2018.

Approved By  
AE  
Assistant Engineer (BP)

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Issue On : 7/12/2018 Valid Upto : 6/12/2019

Remark :

Approved By  
AE  
Assistant Engineer (BP)

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Issue On : 11/12/2018 Valid Upto : 10/12/2019

Remark :

This CC is further extended & endorsed for Wing-5 from 51st to top of 63rd upper floor for habitable floor including staircase lift lobby core & endorsed CC to Wing-6 upto top of 7th upper floor for habitable floor, as per approved plan dated 05.12.2018.

Approved By

Asst.Eng.(BP)City VI G/South (Rajendra Anandrao  
Jadhav)

Assistant Engineer (BP)

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Issue On : 11/2/2019

Valid Upto : 23/1/2020

Remark :

This CC is further extended for the full work of Town Hall number 6 to 12, as per last approved plan dated 05.12.2108.



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

Assistant Engineer . Building Proposal

City G/South Ward

Cc to :

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