



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/5070/GS/A/FCC/5/Amend

#### COMMENCEMENT CERTIFICATE

To.  
Real Gem Buildtech Pvt.Ltd. C.A. to Bhisma Realty  
Ltd.  
DB House,Gen. A.K.Vaidya Marg, Goregaon,(East),  
Mumbai-400063

Sir,

With reference to your application No. **EB/5070/GS/A/FCC/5/Amend** Dated. **28 Jan 2019** 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 **28 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **1043** Division / Village / Town Planning Scheme No. situated at **Gokhale Road** 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** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 18 Feb 2010

Valid Upto : 17 Feb 2020

Application Number : EB/5070/GS/ACC/1/Old

Remark :

Approved By

AE

Assistant Engineer (BP)

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Issue On : 30 Nov 2018

Valid Upto : 17 Feb 2020

Application Number : EB/5070/GS/AFCC/1/Old

Remark :

This C.C. is further extended for Staircase lift lobby CORE up to 44th floor of Wing 'A' & 'B' as per amended approved plan dated 22.06.2018.

Approved By

AE

Assistant Engineer (BP)

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Issue On : 13 Mar 2019

Valid Upto : 17 Feb 2020

Application Number : EB/5070/GS/A/FCC/1/Amend

Remark :

This CC is endorsed and extended for basement & podium beyond building line and top of 63th Floor i.e. terrace level and OHT of Wing 'A' & 'B' and up to top of podium floor i.e. top of 11th Floor + Staircase lift lobby CORE up to 15th floor of Wing 'C' as per amended approved plan dated 27.02.2019

Approved By

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

Issue On : 23 Oct 2019 Valid Upto : 22 Oct 2020

Application Number : EB/5070/GS/A/FCC/2/Amend

Remark :

This CC is re-endorsed for basement & podium and top of 63th Floor i.e. terrace level and OHT of Wing 'A' & 'B' and up to top of podium floor level i.e. top of 11TH podium Floor + Staircase, lift lobby CORE up to 15th floor of Wing 'C' as per amended approved plan dated 10.10.2019.

Approved By  
Asst.Eng.(BP)City VI G/South  
Assistant Engineer (BP)

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Issue On : 26 Dec 2019 Valid Upto : 25 Dec 2020

Application Number : EB/5070/GS/A/FCC/3/Amend

Remark :

This CC is endorsed for Basement & Podium and upto top of 63th Floor i.e. terrace level and OHT of Wing 'A' & 'B' and upto top of Podium floor of Wing 'C' and further extended (Along with staircase, lift lobby core) up to top of 14th Floor of Wing 'C' as per amended approved plan dated 10.10.2019.

Approved By  
Asst.Eng.(BP)City VI G/South  
Assistant Engineer (BP)

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Issue On : 30 Apr 2021 Valid Upto : 29 Apr 2022

Application Number : EB/5070/GS/A/FCC/4/Amend

Remark :

This CC is extended up to top of 22nd Floor (i.e. Service floor) of Wing 'C' as per amended approved plan dated 10.10.2019.

Approved By  
Asst.Eng.(BP)City VI G/South  
Assistant Engineer (BP)

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Issue On : 23 Feb 2022

Valid Upto : 17 Feb 2023

Application Number : EB/5070/GS/A/FCC/5/Amend

Remark :

CC is hereby endorsed for wing A and 'B' upto 63rd floor (i.e., top of 2terrace level & OHT) & for wing 'C' upto 22nd floors (i.e., Service floor) and further C.C. extend up to top of 49th floor along with staircase, lift lobby core, lift machine room and overhead water tank above 65th floor of wing 'C' as per notification U/no. CHE/DP/30567/Gen dtd. 04.01.2017 and last amended approved plan dated 31.12.2021



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.