



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-3304/2019/(73 And Other)/P/S Ward/PAHADI GOREGAON-W/FCC/6/Amend

COMMENCEMENT CERTIFICATE

To,
Mr.Dilip Soni of M/S Kabra & Associates C.A to
Owner
10th floor, Kamla Hub, N.S Road No 1, J.V.P.S
Scheme, Vile Parle(W), Mumbai 400049

Sir,

With reference to your application No. **P-3304/2019/(73 And Other)/P/S Ward/PAHADI GOREGAON-W/FCC/6/Amend** Dated. **19 Aug 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 **19 Aug 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. --- C.T.S. No. **73,73/1 to 65** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-W** situated at **18.30 mtrs wide M.G.Road Road / Street in P/S 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. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 26 Apr 2021

Valid Upto : 25 Apr 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/New

Remark :

This C.C. is now granted for the work upto top of Part Plinth level (for the portion marked Red Hatch in Drawing attached in note sheet) and as per I.O.D. plans approved dated 04.02.2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

Issue On : 28 Jun 2021

Valid Upto : 27 Jun 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/1/New

Remark :

This CC is now granted for work upto plinth level of Wing D, A, B and for part portion of Wing C (Marked in red hatched line on the plan of Approved phase program) as per approved phase programme dated 16.06.2021 and approved amended plans dated 31.05.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 18 Aug 2021

Valid Upto : 17 Aug 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/1/Amend

Remark :

This C.C is now re- endorsed up to plinth level of Wing D, A, B and for part portion of Wing C (Marked in red hatched line on the plan of Approved phase program) as per approved phase programme dated 16.06.2021 and approved amended plans dated 11.08.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 14 Oct 2021

Valid Upto : 13 Oct 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/2/Amend

Remark :

This FCC is now granted for work of bldg. comprising of Wing D – Ground + 2 upper floors and Wing A – Stilt + 1st & 2nd floor as podium for parking as per approved phase programmed dated 16.06.2021 and approved amended plans dated 11.08.2021

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 24 Nov 2021

Valid Upto : 23 Nov 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/3/Amend

Remark :

This FCC is now granted for the work comprising of Wing B – Stilt +1st & 2nd floor as per approved phase programmed dated 16.06.2021 and approved amended plans dated 11.08.2021

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 20 Dec 2021

Valid Upto : 19 Dec 2022

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/4/Amend

Remark :

This FCC is now granted for the work comprising of Wing A – (part) Stilt for parking + (part) 1st & (part) 2nd floor as podium + 3rd (part) as fitness centre & LOS + 4th (part) as fitness centre connected with internal staircase + (part) 4th & 5th to 12th & 14th to 20th floor for Residential use, Wing B – Stilt for parking + 1st & 2nd floor as podium for parking + 4th to 12th & 14th to 20th floor for residential use and D – Ground + 2 upper floors for

shopping user for project u/r as per approved phase programme dated 16.06.2021 and approved amended plans dated 11.08.2021

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 05 Jan 2022

Valid Upto : 04 Jan 2023

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/5/Amend

Remark :

This C.C. is now granted for the work upto top of the stilt of Wing 'C' as per amended plans approved dated 11.08.2021 and as per approved phase programme dated 16.06.2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

Issue On : 18 Aug 2022

Valid Upto : 25 Apr 2023

Application Number : P-3304/2019/(73 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/6/Amend

Remark :

This C.C is now granted for Wing 'C' comprising of stilt + 1st to 10th floor as per approved phase program dated 16.06.2021 and approved amended plans dated 31.01.2022



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 II P/S Ward Ward

