



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A- 3990/BP(WS)/AR/FCC/4/Amend

#### COMMENCEMENT CERTIFICATE

To,  
DIRECTOR, BOMBAY REAL ESTATE  
DEVELOPMENT CO.PVT.LTD. C.A. TO OWNER  
Noshirwan Mansion, Henry Road, Colaba, Mumbai  
400001

Sir,

With reference to your application No. **CHE/A- 3990/BP(WS)/AR/FCC/4/Amend** Dated. **02 Nov 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 **02 Nov 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **809-A/1/1/5A, 809-A/1/1/6 809-A/1/1/7** Division / Village / Town Planning Scheme No. **POISAR R/S** situated at **THAKUR VILLAGE ROAD** Road / Street in **R/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. **Asst.Engineer(B.P)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 11 Nov 2019 Valid Upto : 10 Nov 2020

Application Number : CHE/A- 3990/BP(WS)/AR/CC/1/New

Remark :

This CC is granted upto Plinth level only as per Zero FSI IOD plan dt.05.11.2019

Approved By  
Vinod K Kekan  
Executive Engineer

---

Issue On : 22 Jul 2021 Valid Upto : 21 Jul 2022

Application Number : CHE/A- 3990/BP(WS)/AR/CC/1/Amend

Remark :

This CC is granted for the work of wing 'A' up to basement top level/ plinth level of shopping, wing 'B' Basement +stilt+ 1st to 5th level podium level and plinth level of wing 'C' as per the amended plan dated 01/07/2021.

Approved By  
Vinod K Kekan  
Executive Engineer

---

Issue On : 22 Oct 2021 Valid Upto : 21 Oct 2022

Application Number : CHE/A- 3990/BP(WS)/AR/FCC/1/New

Remark :

The CC is hereby extended upto 5th level podium of wing A and wing B and plinth level of wing C as per the amended plan dated 01/07/2021 subject to verification of building line at top of podium.

Approved By  
Asst. Engineer (B.P) Shri.Abhijit Sankhe  
Assistant Engineer (BP)

Issue On : 02 Feb 2022

Valid Upto : 01 Feb 2023

Application Number : CHE/A- 3990/BP(WS)/AR/FCC/1/Amend

Remark :

The CC is hereby extended for Wing 'A' upto top of 5th level podium and Wing 'B' comprising of 1st to 26th upper residential floors and Plinth level of Wing 'C' as per the approved amended plans dated 01.07.2021.

Approved By

Asst. Engineer (B.P) . Shri. Abhijit B. Sankhe

Assistant Engineer (BP)

---

Issue On : 02 May 2022

Valid Upto : 01 May 2023

Application Number : CHE/A- 3990/BP(WS)/AR/FCC/2/Amend

Remark :

This CC is re-endorsed for the work of wing 'C' up to plinth level as per the amended plan dated 06.04.2022.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

---

Issue On : 28 Jun 2022

Valid Upto : 27 Jun 2023

Application Number : CHE/A- 3990/BP(WS)/AR/FCC/3/Amend

Remark :

This CC is granted and extended further for wing 'A' 1st to 8th + 9th (Pt) upper floors, for wing 'B' up to 26th residential upper floors and for wing 'C' up to plinth level as per the amended plans dated 06/04/2022.

Approved By

S.E.(BP) R2

Sub Engineer (BP)

---

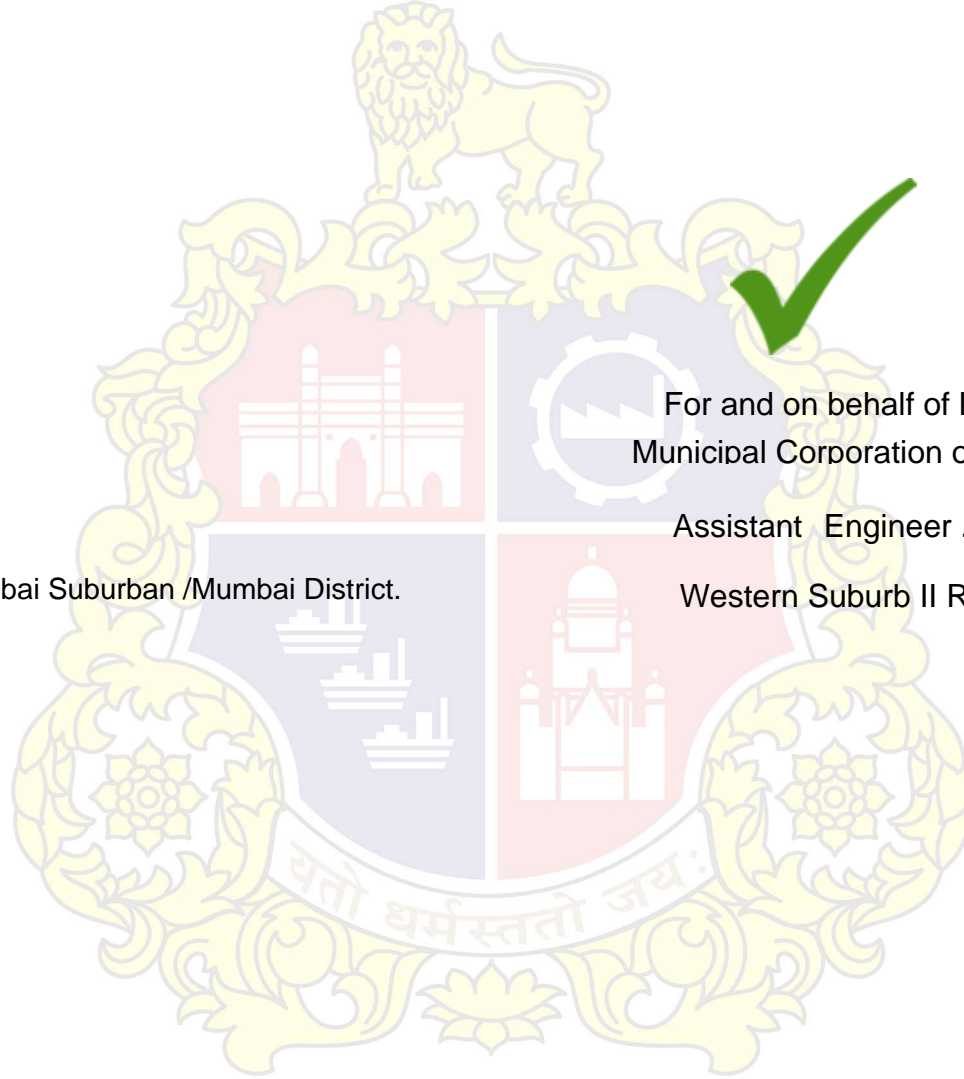
Issue On : 17 Aug 2022

Valid Upto : 11 Oct 2022

Application Number : CHE/A- 3990/BP(WS)/AR/FCC/4/Amend

Remark :

This CC is granted and extended further for the work of wing 'A' comprising of 1st to 29th upper floors, for work of wing 'B' comprising of 1st to 34th upper floors and for entire work of wing 'C' comprising of Ground + 1st + parking floor as per the amended plans dated 28.07.2022.



Cc to :

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

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer . Building Proposal  
Western Suburb II R/S Ward Ward