



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/3627/WS/AK/FCC/5/Amend

#### COMMENCEMENT CERTIFICATE



To,  
FIONA REALTY PRIVATE LIMITED  
7th floor Plot No. 15/17, Khuaja Manzil, 5th lane,  
Kamathipura Mumbai Central, Mumbai 400008.

Sir,

With reference to your application No. **CE/3627/WS/AK/FCC/5/Amend** Dated. **14 Nov 2016** 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 **14 Nov 2016** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **68-A/1 & 68-A/2** Division / Village / Town Planning Scheme No. **BANDIVALI-KW** situated at - Road / Street in **K/W 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. **A.E.(BP) K/West-North Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 14/10/2011

Issue On : 15 Oct 2010

Valid Upto : 14 Oct 2011

Application Number :

Remark :

The commencement certificate for carrying out work upto plinth/stilt 4.2 mtr.

Approved By

-

Issue On : 31 Mar 2017

Valid Upto : 30 Mar 2018

Application Number :

Remark :

to extend the Further C.C. for wing. 'A' upto top of 12th upper floor (i.e. full ht. 38.52 mtr) and wing 'B' upto top of 13th upper floors (i.e. full ht.41.38), + wing No. 'C' upto top of 11th floors i.e. (full ht. 35.66) and wing No. 'D' upto top of 19'th upper floors i.e. ( full ht. 58.54) as per approved plan dated 15/03/2017.

Approved By

-

Issue On : 04 May 2021

Valid Upto : 03 May 2022

Application Number : CE/3627/WS/AK/FCC/2/Amend

Remark :

Full C.C. of wing 'D' from 20th to 23rd upper floors i.e. ht 69.98 Mt. AGL +LMR + OHT i.e. Total height 74.08Mt. AGL and Wing 'C' from 12th to 15th Upper floors i.e. ht 47.10 AGL by restricting entire 16th and part 17th upper floors of wing 'C' against the installment facility as per last Approved plans dated 21/08/2020 is approved.

Approved By

Issue On : 14 Oct 2022

Valid Upto :

13 Oct 2023

Application Number :

CE/3627/WS/AK/FCC/3/Amend

Remark :

Re- endorsement of earlier C.C. and Further C.C. as per amended plan dated 28/09/2022 is approved as below:-

Wing A up to 16th (pt) upper floors i.e. ht 49.96 Mt. AGL +LMR + OHT i.e. Total height 55.99Mt. AGL.

Wing 'B' up to 23RD Upper floors i.e. ht 69.98 AGL +LMR + OHT i.e. Total height 76.01 Mt. AGL

Wing 'C' from 23RD Upper floors i.e. ht 69.98 AGL +LMR + OHT i.e. Total height 76.01 Mt. AGL

Approved By  
A.E.(B.P.) K/W  
Assistant Engineer (BP)

---

Issue On : 03 Feb 2023

Valid Upto :

02 Feb 2024

Application Number :

CE/3627/WS/AK/FCC/4/Amend

Remark :

Further C.C. up to top of 22nd upper floors + LMR + OHT i.e. Total height 73.15. AGL of wing 'A' as per last Approved plans dated 17.01.2023

Approved By  
A.E.(B.P.) K/W  
Assistant Engineer (BP)

---

Issue On : 05 Feb 2024

Valid Upto :

15 Oct 2024

Application Number :

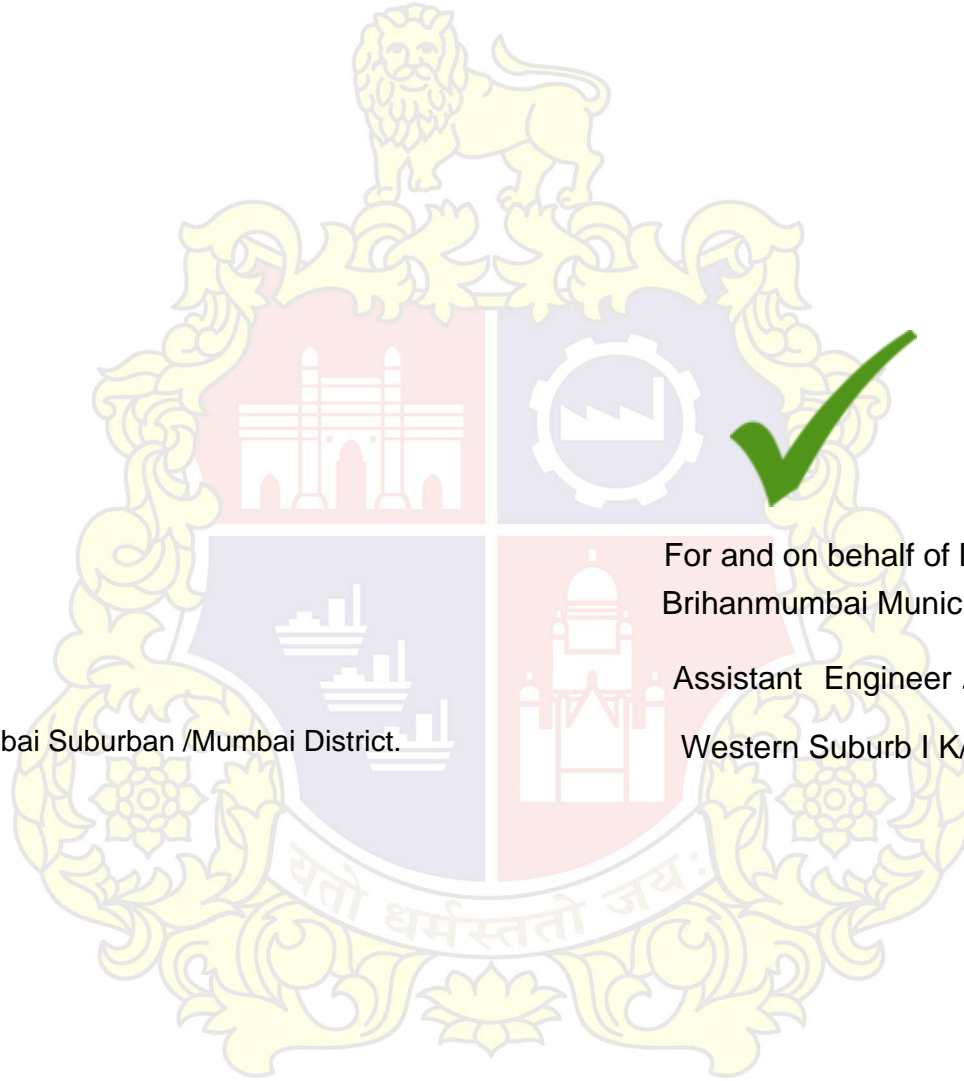
CE/3627/WS/AK/FCC/5/Amend

Remark :

Further C.C. up to top of 23rd upper floors + LMR + OHT i.e. Total height 76.01m AGL of wing 'A' as per last Approved plans dated 03.01.2024 is approved.

Note:

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) This further C.C. is without prejudice to legal matters pending in court of law if any.
- 5) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023 and MGC/F/1102 dt 25.10.2023 regarding " Measure to be taken to control the environmental pollution due to Building Construction activities' and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site. Strict compliance for this shall be made.



Cc to :

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

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal  
Western Suburb I K/W Ward Ward