



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/1086/H/337(NEW)/FCC/5/Amend

COMMENCEMENT CERTIFICATE

To.
West Avenue Realtors Pvt.Ltd.C.A.The Deluxe
Co-Op. Housing Soc.
A-104,Shiv Parvati CHS,MHADA Layout,Four
Bungalow,Andheri(W)-53

Sir,

With reference to your application No. **CHE/WS/1086/H/337(NEW)/FCC/5/Amend** Dated. **07 Oct 2017** 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 **07 Oct 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **66/5** C.T.S. No. **66/5** Division / Village / Town Planning Scheme No. **BANDRA-EAST** situated at **road** Road / Street in **H/E 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. **AE(B.P) H** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 21 Oct 2016

Valid Upto : 20 Oct 2017

Application Number :

Remark :

Carrying out the work upto top of stilt level upto Ht. of 4.35 Mt. AGL. as per approved plan dt. 12/8/2016

Approved By

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Issue On : 25 Oct 2017

Valid Upto : 24 Oct 2018

Application Number :

Remark :

Further C.C. upto top of 8th floor for Ht. 30.15 Mt. AGL. as per approved plan dt.21.10.2017.

Approved By

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Issue On : 13 Nov 2020

Valid Upto : 12 Nov 2021

Application Number :

CHE/WS/1086/H/337(NEW)/FCC/4/Amend

Remark :

Further C.C. upto top of 11th floor i.e. ht. 38.85 mtr. AGL by restricting C.C. for 12th floor along with LMR & OHT as per approved plans dated 14.10.2020.

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. This further C.C. is without prejudice to legal matters pending in court of law if any.

4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

AE(B.P) H/East ward

Assistant Engineer (BP)

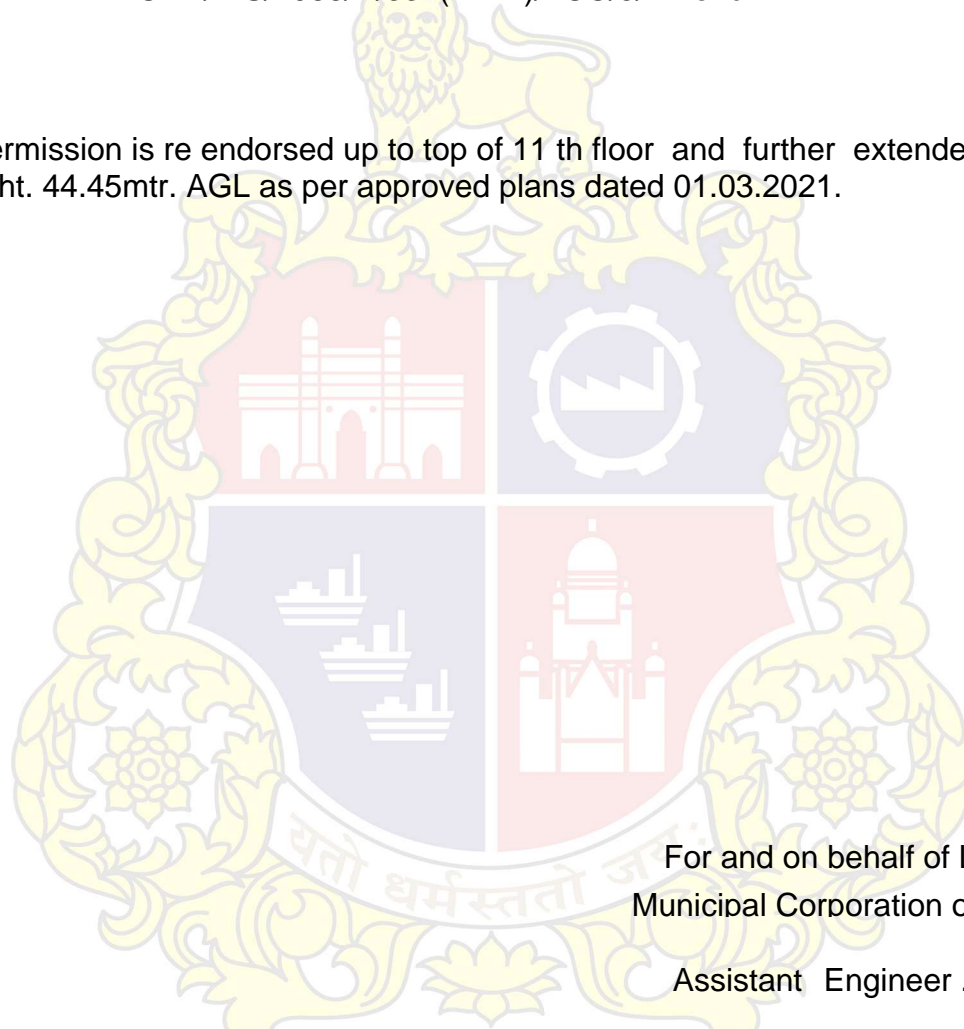
Issue On : 09 Apr 2021

Valid Upto : 20 Oct 2021

Application Number : CHE/WS/1086/H/337(NEW)/FCC/5/Amend

Remark :

The commencement permission is re endorsed up to top of 11 th floor and further extended upto top of 12th floor + LMR + OHT i.e. ht. 44.45mtr. AGL as per approved plans dated 01.03.2021.



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

Assistant Engineer . Building Proposal

Western Suburb I H/E Ward Ward

Cc to :

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