



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9274/2021/(33A And Other)/K/E Ward/MAJAS/FCC/4/Amend

COMMENCEMENT CERTIFICATE



To,
ALDER RESIDENCY PRIVATE LIMITED
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz East, Mumbai

Sir,

With reference to your application No. **P-9274/2021/(33A And Other)/K/E Ward/MAJAS/FCC/4/Amend** Dated. **03 Nov 2021** 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 **03 Nov 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **CTS NO. 33A, 62, 76 of Village Majas C.T.S.No. 33A,62 and 76** Division / Village / Town Planning Scheme No. **MAJAS** situated at **off JVLR Road / Street in K/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. **Asst. Eng. (BP)H/East & K/East Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 10 Mar 2022

Valid Upto : 09 Mar 2023

Application Number : P-9274/2021/(33A And Other)/K/E
Ward/MAJAS/CC/1/New

Remark :

C.C. (part) upto top of 1st podium slab i.e. height of Wing A & B = 5.575 mt. and Wing C, D & E = 5.525 mt. AGL for proposed work as per the plan (Shown in pink colour marked A to C blocks on plan) as per approved plan dated 31/12/2021.

Approved By

Navnath S. Ghadge

Executive Engineer

Issue On : 01 Apr 2022

Valid Upto : 31 Mar 2023

Application Number : P-9274/2021/(33A And Other)/K/E
Ward/MAJAS/CC/1/Amend

Remark :

C.C. (part) up to top of 1st podium slab i.e. height of Wing A & B = 5.575 mtr. and Wing C, D & E = 5.525 mtr. AGL for proposed work as per the plan (Shown in pink colour marked A, B & C blocks on plan) submitted by architect attached along with note sheet and as per approved plan dated 31/12/2021, subject to submission of excavation permission from the office of Collector M.S.D. along with work start notice.

Approved By

Navnath S. Ghadge

Executive Engineer

Issue On : 03 Mar 2023

Valid Upto : 02 Mar 2024

Application Number : P-9274/2021/(33A And Other)/K/E
Ward/MAJAS/CC/2/Amend

Remark :

Plinth C.C. i.e. upto top 1st podium for the Building No.2 i.e. height of Wing A & B = 5.575 mt. and Wing C, D & E = 5.525 mt. AGL as per IOD plan dated 31.12.2021, Subject to N.O.C. from Collector – M.S.D before start of

excavation.

Approved By
Executive Engineer (BP) K/East Ward
Executive Engineer

Issue On : 24 May 2023 Valid Upto : 23 May 2024

Application Number : P-9274/2021/(33A And Other)/K/E
Ward/MAJAS/FCC/3/Amend

Remark :

Re-endorsement of earlier plinth C.C. and further C.C. upto 21st upper floor for wing 'A' and 'B' i.e. height upto 66.95 mt. AGL as per approved last amended plan dated 11/04/2023.

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.

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

Issue On : 07 Mar 2024 Valid Upto : 09 Mar 2025

Application Number : P-9274/2021/(33A And Other)/K/E
Ward/MAJAS/FCC/4/Amend

Remark :

Full C.C. for Building no. 2 of Wing-A & Wing-B i.e. upto 22nd upper floor with top of OHWT and LMR i.e. total height upto 76.70 mt. AGL as per amended plans dated 11.04.2023.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

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

Cc to :

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

