



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-3922/BP(WS) AR/FCC/6/Amend

#### COMMENCEMENT CERTIFICATE

To.

Shri. V. K. Singh, Partner of M/s. Thakur Bros.  
Agricultural Farm  
Thakur House, Ashok Nagar, Kandivali (East),  
Mumbai – 400101.

Sir,

With reference to your application No. **CHE/A-3922/BP(WS) AR/FCC/6/Amend** Dated. **11 Mar 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 **11 Mar 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. 809/A/1/19A/1/5, 809A/1/19A/1/6** Division / Village / Town Planning Scheme No. **POISAR R/S** situated at **THAKUR VILLAGE** 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. **Exe.Engr.(BP)WS-II R-1** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 09 Mar 2006

Valid Upto : 08 Mar 2020

Application Number : CHE/A-3922/BP(WS) AR/CC/1/New

Remark :

Top of Basement level.

Approved By

EE

Executive Engineer

---

Issue On : 14 Jan 2020

Valid Upto : 13 Jan 2021

Application Number : CHE/A-3922/BP(WS) AR/FCC/1/New

Remark :

The CC is hereby re - endorsed for the work upto basement top (i.e 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking) of building no. 1 as per the approved amended plan dated 13.12.2019.

Approved By

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

Assistant Engineer (BP)

---

Issue On : 09 Mar 2021

Valid Upto : 08 Mar 2022

Application Number : CHE/A-3922/BP(WS) AR/FCC/1/Amend

Remark :

The CC is hereby extended for work of proposed building no. 1 of Wing 'B' comprising of 2 level basement + Stilt (pt) + 1st to 5th level podium for surface parking and partly for residential users as per approved amended plan dated 13.12.2019 subject to verification of building line at top of podium.

Approved By

Issue On : 13 Dec 2021

Valid Upto : 12 Dec 2022

Application Number : CHE/A-3922/BP(WS) AR/FCC/2/Amend

Remark :

The CC is hereby extended for building no. 1 comprising of 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking for building u/ref. + Wing 'A' comprising of Ground floor (excluding Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users and Wing 'B' comprising of Ground floor (excluding Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users + 6th Stilt to 31th upper residential floors (Height: 102.40 mt.) as per the approved amended plans dated 02.12.2021.

Approved By

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

Assistant Engineer (BP)

---

Issue On : 17 Aug 2022

Valid Upto : 16 Aug 2023

Application Number : CHE/A-3922/BP(WS) AR/FCC/3/Amend

Remark :

This CC is granted and extended further for the work of building comprising of 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking for building u/ref. + Wing 'A' comprising of Ground floor (excluding Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users + 6th to 27th residential floors (Height 90.00 Mt.) and Wing 'B' comprising of Ground floor (excluding Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users + 6th Stilt to 31th upper residential floors (Height: 102.40 Mt.) as per the approved amended plans dated 02.12.2021.

Approved By

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

Assistant Engineer (BP)

---

Issue On : 13 Oct 2022

Valid Upto : 12 Oct 2023

Application Number : CHE/A-3922/BP(WS) AR/FCC/4/Amend

Remark :

This C.C. is granted and extended further for the entire work i.e. for work of building comprising of 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking for building + Wing 'A' comprising of Ground floor (including Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users + 6th to 27th residential floors (Height 90.00 Mt.) and Wing 'B' comprising of Ground floor (including Departmental Store) + 1st to 5th level podium for Surface parking and partly for residential users + 6th Stilt to 31st upper residential floors (Height 102.40 Mt.) as per the approved amended plans dated 02.12.2021.

Approved By

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

Assistant Engineer (BP)

---

Issue On : 13 Dec 2022

Valid Upto : 12 Dec 2023

Application Number :

CHE/A-3922/BP(WS) AR/FCC/5/Amend

Remark :

This C.C. is granted and extended further for entire work of proposed building No. 1 comprising of 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking for building u/ref. + Wing 'A' & 'B' comprising of Ground floor for Departmental Store+ 1st to 5th level podium for surface parking and partly for residential users with Wing 'A' of 6th stilt to 22nd floors (Height: 74.50 Mt.) and Wing 'B' of 6th stilt to 36th upper residential floors (Height: 117.90 Mt.) as per the approved amended plans dated 05.12.2022.

Approved By

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

Assistant Engineer (BP)

---

Issue On : 01 Aug 2023

Valid Upto : 08 Mar 2024

Application Number :

CHE/A-3922/BP(WS) AR/FCC/6/Amend

Remark :

This C.C. extended further for entire work of proposed building No. 1 comprising of 2nd level basement for Municipal Parking Lot use + 1st level basement partly for Municipal Parking Lot use & partly for building services and parking for building u/ref. + Wing 'A' & 'B' comprising of Ground floor for Departmental Store + 1st to 5th level podium for Surface parking and partly for residential users + 6th stilt to 36th upper residential floors + LMR & OHT as per the approved amended plans dated 19.05.2023.



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 R/S Ward Ward

