



C - 3

Annexure - "3D"



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To. SHRI. HIRJI MORARJI SHAH 104, PRANGAN, MALVIYA ROAD, VILE PARLE (EAST), MUMBAI - 400 057.

Sir,

With reference to your application No. P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend Dated. 23 Jan 2020 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 23 Jan 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. F.P. NO. 51 C.T.S. No. 51 Division / Village / Town Planning Scheme No. 3 situated at JUNCTION OF 11TH L.P. ROAD AND 6TH L.P. 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. 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.

Handwritten stamp box containing 'बदर - ४', '6889', 'ec', and '२०१४'.

This CC is valid upto 28/9/2023

Issue On : 29 Sep 2022

Valid Upto : 28 Sep 2023

Application Number :

P-2048/2019/(51)/H/E Ward/FP/CC/1/New

Remark :

C.C. up to top plinth / stilt (i.e. height up to 4.35 mt AGL) as per approved plan dated 23.05.2022.



Approved By

Exe Engineer (BP) H Ward

Executive Engineer

Valid Upto : 17 Nov 2023

P-2048/2019/(51)/H/E Ward/FP/FCC/1/New

Full C.C. upto top of 14th (part) upper floor + LMP & OHT (i.e. ht. 51.95 mts AGL) as per approved plan dated 23.05.2022.

Note:

- 1) Work of 7th floor will be commenced only after the Height verification from Adani.
- 2) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 3) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 4) Approval is given on the basis of documents submitted by L.S./Architect.
- 5) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic

Approved By

Shri.Sanjiv Pandhare AE(B.P) H

Assistant Engineer (BP)

Issue On : 24 Jan 2024

Valid Upto : 28 Sep 2024

Application Number :

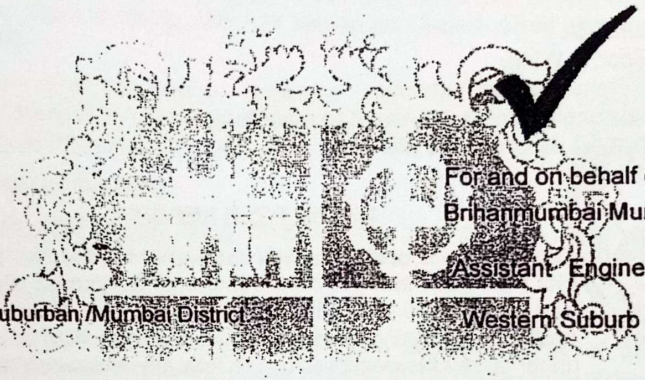
P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

Remark :

P-2048/2019/(51)/H/E Ward/FP/FCC/1/Amend

बदल - ४		
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Re endorse earlier C.C. and further C.C. for work extended up to full work up to top of 15th upper floor i.e. up to building height of 48.00 mt. AGL for residential flats + lift machine room, staircase cabin & overhead water tank along with mechanical parking tower up to height of 51.10 mt. (Except the Brick work of sale flat no. 1 & 2 on 15th floor shall be restricted) on the plot under reference as per the approved amended plan dtd: 03.01.2024



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer . Building Proposal
Western Suburb I H/E Ward Ward

- Cc to :
- 1. Architect.
 - 2. Collector Mumbai Suburban/Mumbai District



बंदर - ४		
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