



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/4853/BPES/AT/FCC/9/Amend

COMMENCEMENT CERTIFICATE



To,
M/S OBEROI CONSTRUCTIONS LTD
COMMERZ 3RD FLOOR INTERNATIONAL
BUSINESS PARK OBEROI GARDEN CITY
GOREGAON (E) MUMBAI 400063
Sir,

With reference to your application No. **CE/4853/BPES/AT/FCC/9/Amend** Dated. **23 Dec 2022** 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 Dec 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **543** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **L.B.S ROAD** Road / Street in **T 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 BP S&T 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 2/7/2016

Issue On : 03 Jul 2015

Valid Upto : 02 Jul 2016

Application Number : CE/4853/BPES/ATCC/1/Old

Remark :

C.C. as per Phase I of phase programme i.e. for tower A comprising of two level basement (pt) + ground (pt) + up to top of 1st level podium (pt) & Tower B- two level basement (pt) + ground (pt) + up to top of 1st level podium (pt) & for Tower C - two level basement (pt) + ground (pt) + to top of 3rd level podium (pt) & Tower D - one level basement (pt) + ground (pt) + to top of 2nd level podium (pt) as per approved plans dt. 06/05/2015.

Approved By

S.Atatekar

Executive Engineer

Issue On : 16 Oct 2015

Valid Upto : 02 Jul 2016

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

This C.C. is further endorsed for the work for tower 'A' & 'B' comprising of two level basement + ground floor + up to top of 1st level podium, Tower 'C' - two level basement + ground floor + up to top of 3rd level podium and for Tower 'D' - one level basement + ground floor + up to top of 3rd level podium as per approved amended plans dt. 06/05/2015 and phase programme dt. 02/07/2015.

Approved By

S.A.Tatekar

Executive Engineer

Issue On : 03 Feb 2017

Valid Upto : 02 Jul 2017

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

C.C. is re-endorsed as per the approved plans dt. 15/12/2016 i.e. C.C. upto three level basement + Ground + First level podium to top of seventh level podium of Tower A & B and one level basement + Ground + First level podium to top of ninth level podium of Tower C & D.

Approved By
J.C.Siddhpura
Assistant Engineer (BP)

Issue On : 19 Dec 2017 Valid Upto : 02 Jul 2018

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

Further C.C. as per approved phase programme i.e. upto top of 10th floor for wing A & B and upto top of 9th floor for wing C & D as per approved amended plans dtd:15.12.2016

Approved By
J.C.Siddhpura
Assistant Engineer (BP)

Issue On : 11 Jan 2018 Valid Upto : 02 Jul 2018

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

Further C.C. upto top of 26th floor for Tower A & B and full C.C. for Tower C & D i.e. upto top of 27th floor + LMR + OH Tank as per approved amended plans dtd:15.12.2016.

Approved By
J.C.Siddhpura
Assistant Engineer (BP)

Issue On : 01 Aug 2018 Valid Upto : 02 Jul 2019

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

Further C.C. up to top of 30th floors for Tower A, upto 27th floors for Tower B, upto 28th floors for Tower C & upto 27th floors for Tower D as per approved amended plans dated 26.07.2018.

Approved By
J.C.Siddhpura
Assistant Engineer (BP)

Issue On : 14 Dec 2018

Valid Upto : 02 Jul 2019

Application Number : CE/4853/BPES/ATFCC/1/Old

Remark :

Further C.C. is up to top of 36th floors for Tower A, upto top of 33rd floors for Tower B, upto top of 34th (pt) floors for Tower C & upto top of 33rd floors for Tower D as per approved amended plans dated 07.12.2018.

Approved By

J.C.Dusane

Assistant Engineer (BP)

Issue On : 19 Feb 2019

Valid Upto : 18 Feb 2020

Application Number : CE/4853/BPES/AT/FCC/2/Amend

Remark :

Further C.C. is granted up to top of 39th floors for Tower A, Top of 38th floor for Tower B & Tower C and Top of 37th floors for Tower D as per approved amended plans dated 16.02.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 16 Apr 2019

Valid Upto : 15 Apr 2020

Application Number : CE/4853/BPES/AT/FCC/2/Amend

Remark :

Further CC up to top of 43rd floors for Tower A, top of 40th floors for Tower B, top of 42nd (pt.) floors for Tower C and top of 39th floors for Tower D as per approved amended plans dated 11.04.2019

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 21 Jun 2019

Valid Upto : 20 Jun 2020

Application Number : CE/4853/BPES/AT/FCC/3/Amend

Remark :

Further CC up to top of 46th floors for Tower A, top of 45th (part) floors for Tower B, top of 45th floors for Tower C and top of 43rd floors for Tower D as per approved amended plans dated 19.06.2019

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 27 Sep 2019

Valid Upto : 26 Sep 2020

Application Number : CE/4853/BPES/AT/FCC/4/Amend

Remark :

Further CC up to top of 50th floors for Tower A, top of 47th floors for Tower B, top of 49th (part) floors (i.e. except flat no 3,4,5 and 6) for Tower C and top of 47th floors for Tower D as per approved amended plans dated 25-09-2019.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 19 Oct 2020

Valid Upto : 18 Oct 2021

Application Number : CE/4853/BPES/AT/FCC/5/Amend

Remark :

Further CC up to top of 51st floors for Tower A, top of 48th th floors for Tower B, top of 50th (part) floors for Tower C (i.e. except flat no 3,4,5 and 6) and top of 48th floors for Tower D as per approved amended plans dated 29-09-2020.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 25 Mar 2022

Valid Upto : 24 Mar 2023

Application Number : CE/4853/BPES/AT/FCC/6/Amend

Remark :

Further C.C. is granted up to top of 59th floors for Tower 'A' & 'C' and up to top of 58th floors for Tower 'B' & 'D' as per approved amended plans dated 22/03/2022 by restricting for area admeasuring 10,957.51 for MOEF NOC and for amenity open space and setback.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 27 Dec 2022 Valid Upto : 26 Dec 2023

Application Number : CE/4853/BPES/AT/FCC/7/Amend

Remark :

C.C is re-endorsed up to top of 59th floors for Tower 'A' & 'C' and up to top of 58th floors for Tower 'B' & 'D' as per approved amended plans dated 30.09.2022 .

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 31 Aug 2023 Valid Upto : 30 Aug 2024

Application Number : CE/4853/BPES/AT/FCC/8/Amend

Remark :

Full C.C. is granted as per approved amended plans dated 30/09/2022 subject to timely renewal of B.G,SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 16 Feb 2024 Valid Upto : 02 Jul 2024

Application Number : CE/4853/BPES/AT/FCC/9/Amend

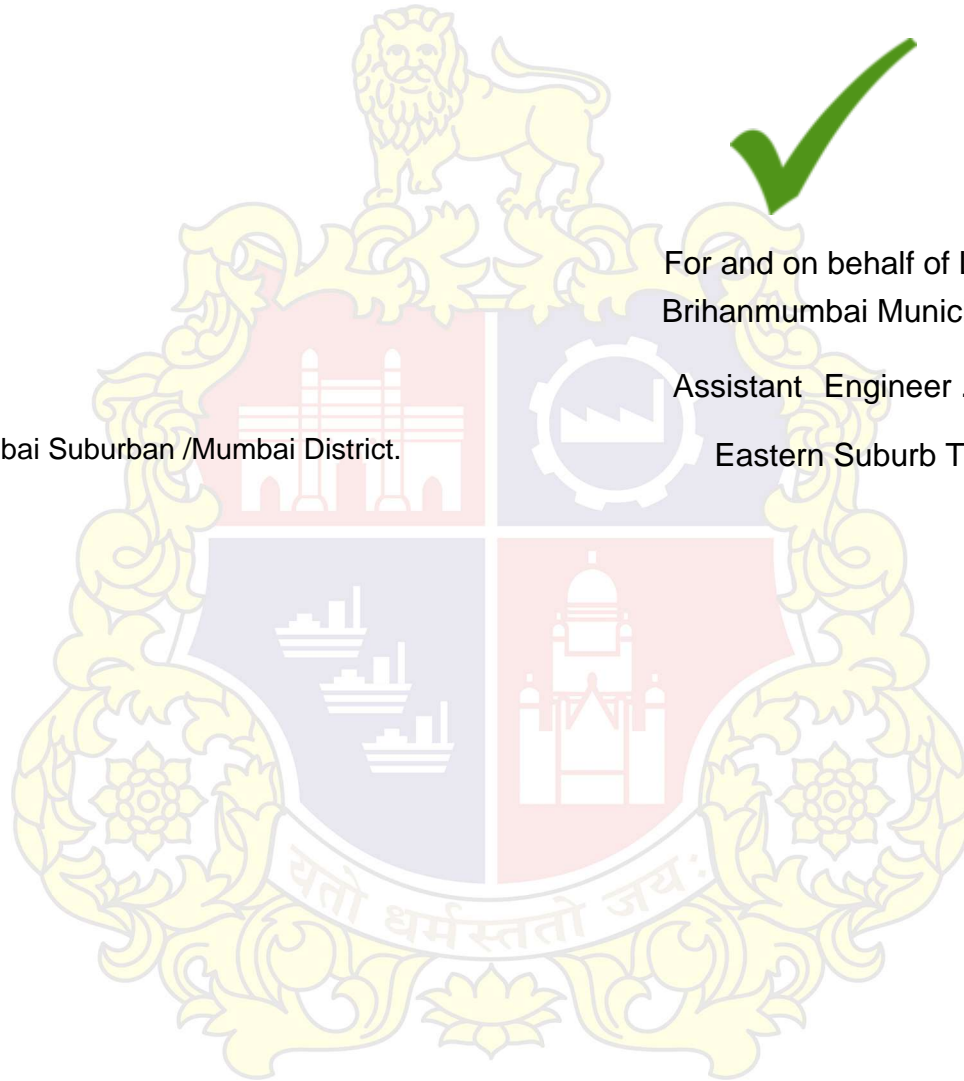
Remark :

C.C. is re-endorsement (i.e. Full C.C.) for Tower A, B, C and D as per approved amended plans dated 10/01/2024

subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Cc to :

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



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward