

From :  
Executive Engineer Bldg. Proposal (City-I)  
Near Municipal Building C.S. 355-B Bhagwan  
Valmiki Chowk, Vidyalankar Marg, Opp.  
Hanuman Mandir, Antop Hill, Wadala (East)  
Mumbai 400037

To,  
M/s. Spaceage Consultants,  
Licensee Surveyor,  
B-106, Narraj Building  
Mulund-Goregaon Link Road  
Mulund (West), Mumbai - 400 080.

Sub : Proposed redevelopment of property on plot bearing C.S.No.464 of  
Lower parcel Division, at Senapati Bapat Marg, Mumbai.  
Ref - Your online application

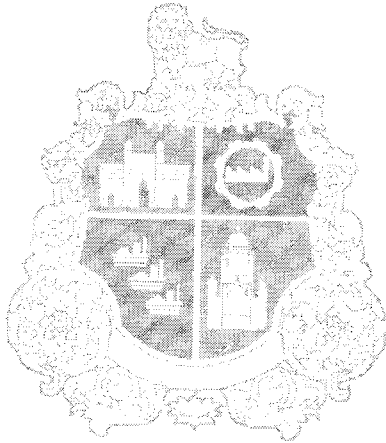
Sir,

With reference to above this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:-

1. That all the conditions of F.O.D. under even No. dated 24.1.2006 and amended plan approval letters dated 31.5.2008, 7.11.2009, 23.11.2009, 30.9.2010, 11.1.2011, 30.8.2013, 29.12.2014, 29.2.2016, 31.03.2017 and 20.12.2017 shall be complied with.
2. That the revised structural design calculations details/drawings shall be submitted before extending C.C.
3. That the payments towards following shall be made before asking for endorsement of CC
  - a) Development charges.
  - b) Premium towards staircase, lift, lift lobby area.
4. That the C.C. shall be got endorsed as per the amended plans.
5. That the work shall be carried out strictly as per approved plans.
6. That the work shall be carried out between 6.00 a.m. to 10.00 pm., only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.

BPC305-5113

No. EB/1342/GS/A



BPC305-5113

This CC is valid upto 23/1/2018

Issue On : 3/7/2007

Valid Upto : 23/1/2018

Remark :

This CC up to top of upper basement.

Approved By  
EEBOC-I  
Executive Engineer

Issue On : 30/3/2009

Valid Upto : 23/1/2018

Remark :

This CC is endorsed as per amended plans approved dt. 07.01.2009 upto top of upper basement.

Approved By  
EEBOC-I  
Executive Engineer

Issue On : 19/1/2017

Valid Upto : 23/1/2018

Remark :

further C.C. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) for wing 1 over 78th floor, wing 2 over 78th floor, wing 3 over 76th floor, wing 4 over 78th floor and wing 5 over 25th floor i.e. for full height of staircase lift core as per last approved plan dated 29.02.2016.

Approved By  
S.B.GITE  
Executive Engineer

EB/1342/GS/A

7. That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case shall be complied with.

8. That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.

9. That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016.

A set of approved plans duly signed is return herewith as a token of approval.

Yours Faithfully,

Amit Jagannath Marathe  
S.E.(B.P.) C-XII

ADHAV RAJENDRA ANANDRAO  
A.E.(B.P.)C- VI

Satish Bhaskar Gite  
Executive Engineer  
Building Proposals (City)-I

No. EB/1342/GS/A

Copy To: Owner

- 1) M/S Lodha Developers Pvt. Ltd.  
(Earlier Known as M/S. Jewala Real Estate Pvt. Ltd.)  
Lodha Exceljus, N. M. Joshi Marg,  
Mahalaxmi, Mumbai 400 011.
- 2) Designated Officer - G/S Ward.

Amit Jagannath Marathe  
S.E.(B.P.) C-XII

ADHAV RAJENDRA ANANDRAO  
A.E.(B.P.)C- VI

Satish Bhaskar Gite  
Executive Engineer  
Building Proposals (City)-I

BPC305-5113

C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No EB/1342/GS/A

COMMENCEMENT CERTIFICATE

To,  
M/S Jewala Real Estate Pvt. Ltd.  
464, Senapati Bapat Marg, Lower Parel, Mumbai  
Textile Mill Compound, Mumbai. 400013.

Sir,

With reference to your application No. EB/1342/GS/A Dated. 30/3/2018 for Development Perm and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Pln Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 30/3 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plo C.T.S. No. 464 Division / Village / Town Planning Scheme No. Lower Parel situated at Senapati Bapat Road / Street in G/South 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 f part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitte be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commenci 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 ca exceed three years provided further that such lapse shall not bar any subsequent application for fres 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 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 thr 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, executor assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City VI G/South (Rajendra Anandrar Jadhav) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section the said Act.

Issue On : 11/4/2017

Valid Upto : 23/1/2018

Remark :

This CC is endorsed and extended for -

- (1) Wing-1 upto top of 44th floor level,
- (2) Wing-2 upto top of 40th floor level,
- (3) Wing-3 upto top of 58th floor level,
- (4) Wing-4 upto top of 43rd floor level,
- (5) Wing-5 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 84th floor and (6) Wing-6 for entire staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/overhead water tank (staircase and lift core with overhead water tank) over 21st floor as per last approved amended plans dated 31.03.2017

Approved By  
S.B.GITE  
Executive Engineer

Issue On : 28/6/2017

Valid Upto : 23/1/2018

Remark :

This CC is further extended -

- (1) for Wing-1 from 45th to 68th top floor level,
  - (2) for Wing-2 from 41th to 60th top floor level,
  - (3) for Wing-3 from 57th to 73rd top floor level and
  - (4) for Wing-4 from 44th to 60th top floor level.
- as per approved amended plans dated 31.03.2017.

Approved By  
S.B.GITE  
Assistant Engineer (BP)

Issue On : 19/8/2017

Valid Upto : 23/1/2018

Remark :

This CC is extended for Wing- 5 from 7th to 26th top floor level, as per last approved plan dated 31.03.2017

Approved By

EB/1342/GS/A

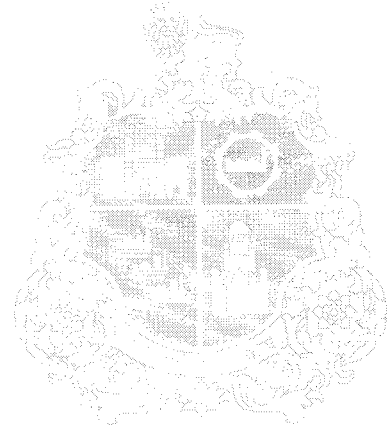
Issue On: 16/2/2018 Valid Upto: 23/1/2019

Cc to: 1. Architect  
2. Collector Mumbai Suburban/Mumbai District. City G/South Ward

Remark :

This C.C is further extended for (1) Wing- 1 from 67th to 71st top for habitable floor, (2) Wing- 2 from 61st to 63rd top for habitable floor and also extend CC over 74th floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (3) Wing- 3 from 74th to 75th floor top for habitable floor, (4) Wing- 4 from 61st to 64th for habitable floor and also extend CC over 73rd floor for the staircase/ lift core i.e. for the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with overhead water tank) i.e. for full height of staircase lift core, (5) to grant plinth C.C. for Amenity Building as per last approved plan dated 20.12.2017

Approved By  
R A JADHAV  
Assistant Engineer (BP)



Issue On: 16/5/2018 Valid Upto: 23/1/2019

Remark :

This C.C is endorsed and extended for (1) Wing- 2 from 64th to 65th top for habitable floor & extend CC upto 78th floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) for full height, (2) Wing- 3, for 76th floor top for habitable floor (3) Wing- 4 from 65th to 72nd for habitable floor & extended CC upto 78th floor for the staircase/ lift (staircase and lift core with overhead water tank) i.e. for full height (4) Wing 5, upto top of 14th for habitable floor & CC upto 50th floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) (5) Wing 6, upto top of 7th for habitable floor & extend CC upto 21st floor for the staircase/ lift core i.e. (staircase and lift core with overhead water tank) i.e. for full height, (6) To grant plinth C.C. for Town House from 2nd to 12th No's as per last approved plan dated 04.05.2018.

Name: JADHAV  
RAJENDRA  
ANANDRAO  
Designation:  
Assistant Engineer  
Organization:  
Municipal Corporation of

