



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/4856/BPES/AT/FCC/6/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/4856/BPES/AT/FCC/6/Amend** Dated. **24 Jan 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 **24 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **475,475/1 TO 11 AND NO 545,546,546/1 TO 2** Division / Village / Town Planning Scheme No. **MULUND-W** 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 20/10/2016

Issue On : 21 Oct 2015

Valid Upto : 20 Oct 2016

Application Number : CE/4856/BPES/ATCC/1/Old

Remark :

C.C. up to three level basement + Ground Floor + top of first floor (Double height Entrance Lobby) of Tower A & Two level basement + Ground Floor + top of second floor ( Double height Entrance Lobby) of Tower B as per approved plan dt.09/01/2015.

Approved By

S.Atatekar

Executive Engineer

---

Issue On : 03 Feb 2017

Valid Upto : 20 Oct 2017

Application Number : CE/4856/BPES/ATFCC/1/Old

Remark :

C.C. is re-endorsed as per the approved plans dt. 4/06/2016 i.e. C.C. up to three level basement + Ground + First level Podium to top of seventh level podium of Tower A and two level basement + Ground + First level Podium to top of seventh level podium of Tower B.

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

---

Issue On : 18 Nov 2017

Valid Upto : 20 Oct 2018

Application Number : CE/4856/BPES/ATFCC/1/Old

Remark :

Further C.C. upto 29th floor of Tower A & full C.C. for Tower B as per approved amended plans dtd:04.6.2016

Approved By

J.C.Siddhpura

Issue On : 21 Apr 2018

Valid Upto :

20 Oct 2018

Application Number :

CE/4856/BPES/ATFCC/1/Old

Remark :

Further C.C. up to 29th floor of Tower A & Tower B as per approved amended plans dtd: 21/04/2018

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

---

Issue On : 11 Jul 2018

Valid Upto :

20 Oct 2018

Application Number :

CE/4856/BPES/ATFCC/1/Old

Remark :

Further C.C. up to 34th floor of Tower A & up to 32nd floor of Tower B as per approved amended plans dtd: 09-07-2018.

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

---

Issue On : 14 Dec 2018

Valid Upto :

20 Oct 2019

Application Number :

CE/4856/BPES/ATFCC/1/Old

Remark :

Further C.C. up to top of 39th floor for Tower A & up to top of 38th floor for Tower B 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/4856/BPES/AT/FCC/2/Amend

Remark :

Further C.C. is granted up to top of 45th floor for Tower A & Tower B as per approved amended plans dated 16/02/2019.

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

---

Issue On : 20 May 2019

Valid Upto : 19 May 2020

Application Number : CE/4856/BPES/AT/FCC/2/Amend

Remark :

Further C.C. up to top of 50th floor for Tower A & up to top of 48th (part) floor for Tower B as per approved amended plans dated 16/05/2019.

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

---

Issue On : 07 Aug 2019

Valid Upto : 06 Aug 2020

Application Number : CE/4856/BPES/AT/FCC/3/Amend

Remark :

Further C.C. is granted up to top of 54th (part) floor for Tower A & up to top of 49th floor for Tower B as per approved amended plans dated 03-08-2019.

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

---

Issue On : 08 Jul 2020

Valid Upto : 07 Jul 2021

Application Number : CE/4856/BPES/AT/FCC/4/Amend

Remark :

Further C.C. up to top of 56th floor for Tower 'A' & up to top of 52nd (pt.) floors for Tower 'B', except flats no 1, 5 and 6 ( restricted towards handing over Setback) as per approved amended plans dated 04/07/2020.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

---

Issue On : 25 Mar 2022

Valid Upto : 24 Mar 2023

Application Number : CE/4856/BPES/AT/FCC/5/Amend

Remark :

Further C.C. is granted up to top of 63rd floor for Tower 'A' & upto top of 62nd floor for Tower 'B' as per approved amended plans dated 22/03/2022 by restricting C.C. of 63rd floor of tower 'B' for set back area.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

---

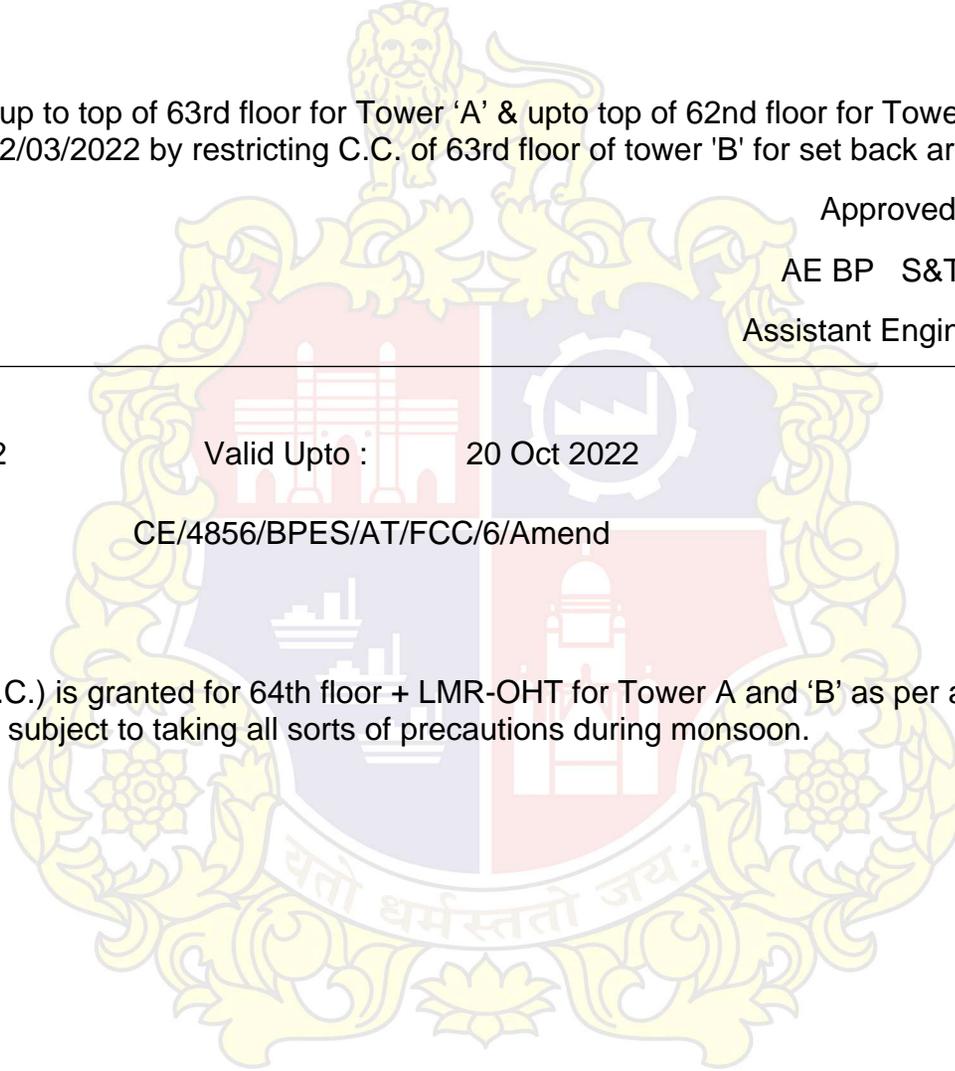
Issue On : 14 Oct 2022

Valid Upto : 20 Oct 2022

Application Number : CE/4856/BPES/AT/FCC/6/Amend

Remark :

Further C.C. (i.e. Full C.C.) is granted for 64th floor + LMR-OHT for Tower A and 'B' as per approved amended plans dated 03/10/2022 subject to taking all sorts of precautions during monsoon.





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

Eastern Suburb T Ward Ward

