

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/A-0245/BP(WS)/AP
COMMENCEMENT CERTIFICATE

ISSUED

12.3 MAY 2013

1047

To
M/S. **Unique Real Estate Developers,**
Owner
Sir,

With reference to your application No.609 dated **24.01.2013** 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of **Residential building No.1, on Sub plot - A,** C.T.S. No. **554, 554/1 to 22 and 560** at premises at Street **18.30 mt. wide D.P. Road**

Village **Pahadi Goregaon (East)**

Plot No.--

situated at **Goregaon (East), Mumbai**

Ward **P/South**


The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 S.M. Gaiwal**, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to **Top of the Plinth level of shop No.1 to 11 nos.** as per approved plans dt.07.02.2013.

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika


23.5.13



CHIEF ENGINEER (P.L.) & R.E.P. OF


23/5/13

**Ex.Eng.Bldg.Prop.(W.S.) 'P' Wards
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI**

ISSUED

No. CHE/A-0245/BP(WS)/AP

23 MAY 2013

- Copy to: 1) Asstt. Commissioner P/South Ward.
- 2) Asstt. Engineer (Water Works) P/South Ward.

Sent Through
SAP 23/5/13
Pl. Clerk

For information please.

[Signature]
23.5.13
S.E.B.P. (P)

[Signature]
23/5/13
A.E.B.P. (P)

[Signature]
23/5/13
Ex. Eng. Bldg. Prop. (W.S.) 'P' Wards

8] This C.C. is now re-endorsed & further extended for Top of the plinth slab level of Gr. (Pt) floor (shops) + stilt (Pt) floor, as per approved plans dt. 07/02/13.

ISSUED

1 AUG 2013

[Signature]
1.8.13
S.E.B.P. (P/S)

[Signature]
9/8/13
A.E.B.P. (P)

[Signature]
9/8/13
E.E.B.P. (WS) P Ward

Sent Through
SAP 11/8/2013
Pl. Clerk

9] This C.C. is now re-endorsed & further extended for Wing - A & B comprising of Gr. floor (Pt) (shops) + stilt (Pt) flr + 4 level podiums with ramp + 5th floor to 7th floors (res) as per approved plans dt. 07/02/2013.

Sent Through
SAP 21/11/2013
Pl. Clerk

ISSUED

21 NOV 2013

[Signature]
21.11.13
S.E.B.P. (P/S)

[Signature]
29/11
A.E.B.P. (P)

[Signature]
21/11/13
E.E.B.P. (WS) 'P'

10] This C.C. is now re-endorsed & further extended for Wing - A & B, comprising of Gr. floor (Pt) (shops) + stilt (Pt) for + 4 level podiums with ramp + 5th floor to 10th floors (res) as per approved amended plans dt. 11/04/2014.

Sent Through
SAP 28/4/2014
Pl. Clerk

ISSUED

28 APR 2014

[Signature]
28.4.14
S.E.B.P. (P/S)

[Signature]
28/4
A.E.B.P. (P)

[Signature]
28/4/14
E.E.B.P. (WS) P

O.N

P. For certified w/no. AP P/S/186 dated 13/11/2013 For Labour drinking purpose

30 NOV 2013

[Signature]
29.11.13
S.E.B.P. P/S

[Signature]
30/11/13
A.E.B.P. P Ward

ISSUED

CHE/ A0245 /BP(W.S.) AR/AP

11] This C.C. is now valid & further extended for Wings A & B, comprising Stilt (Pt) + Ground (Pt) + 4 level podium + 5th to 12th upper floors as per approved amended plans dtd. 28.08.2014.

Sent Through
SAP on 22/9/14
M/22/9/14
PI Clerk HC

22 SEP 2014

ISSUED

[Signature]
22.9.14 S.E.B.P.(P/S)
[Signature]
22/09/14 A.E.B.P.(P)
[Signature]
22/9/14 E.E.B.P.(P)

12] This C.C. is now further extended for wings A & B, comprising Stilt (Pt) + Ground (Pt) + 4 level Podium + 5th to 13th upper floors as per approved amended plans dtd. 28/08/2014.

Sent Through
SAP 24/12/14
24/12/14
PI Clerk A.O.

24 DEC 2014

ISSUED

[Signature]
24.12.14 S.E.B.P.(P/S)
[Signature]
24/12/14 A.E.B.P.(P/-)
[Signature]
24/12/14 E.E.B.P.(P)

13] This C.C. is now further extended for entire work i.e. Wing 'A' - Stilt (Pt) + Ground (Pt) + 4 level Podium + 5th to 16th upper floor and wing 'B' - Stilt (Pt) + Gr. floor (Pt) + 4 level Podium + 5th to 15th upper floors as per approved amended plan dtd. 28/08/2014.

Sent Through
SAP 31/1/15
31/1/15
PI Clerk A.O.

31 JAN 2015

ISSUED

[Signature]
31.1.15 S.E.B.P.(P/S)
[Signature]
31/1/15 A.E.B.P.(P/S)
[Signature]
31/1/15 E.E.B.P.(P)

CHEI A-024 JTBP(W.S.)ARI/AP

1047B



17 APR 2015

14] This C.C. is now further extended for entire work of wing A and wing B - comprising of (stilt (pt) + Ground (pt.) + 4 Level podium + st. to 17th + 18th (pt.) upper floors as per approved amended plan dtd, 15/04/2015.

Through
29/4/15
Clerk A.O.

30 APR 2015

ISSUED

[Signature]
29.4.15
S.E.B.P.(P/R)

[Signature]
29/04/15
A.E.B.P.(P/R)

[Signature]
29/4/15
E.E.B.P.(P)

(*) 2.8.3.1 (19) 2.8.3.1 (19) 2.8.3.1 (19)

(*) 2.8.3.1 (19) 2.8.3.1 (19) 2.8.3.1 (19)

17 APR 2015