


BRIHANMUMBAI MUNICIPAL CORPORATION
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/0252/K/337(NEW)/FCC/21/Amend

COMMENCEMENT CERTIFICATE


To,
M/s Neepa Real Estate pvt. ltd
Sheth House, Near Dindoshi Fire Brigade, off W.E
Highway, Malad E, Mumbai

Sir,

With reference to your application No. **CHE/WS/0252/K/337(NEW)/FCC/21/Amend** Dated. **19 May 2018** 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 **19 May 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **345A/1 to 345A/3 and 345A/5 to 345A/7** Division / Village / Town Planning Scheme No. **MAROL** situated at **18.30 mt wide D.P. road Road / Street** in **K/E Ward**.

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

1. The land vacated on consequence of the endorsement of the setback line and encroaching 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 extension 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.

बदर - ४		
१३६५	७४	१५५
२०२५		

This CC is valid upto 17/1/2012

Issue On : 18 Jan 2011

Valid Upto : 17 Jan 2012

Application Number :

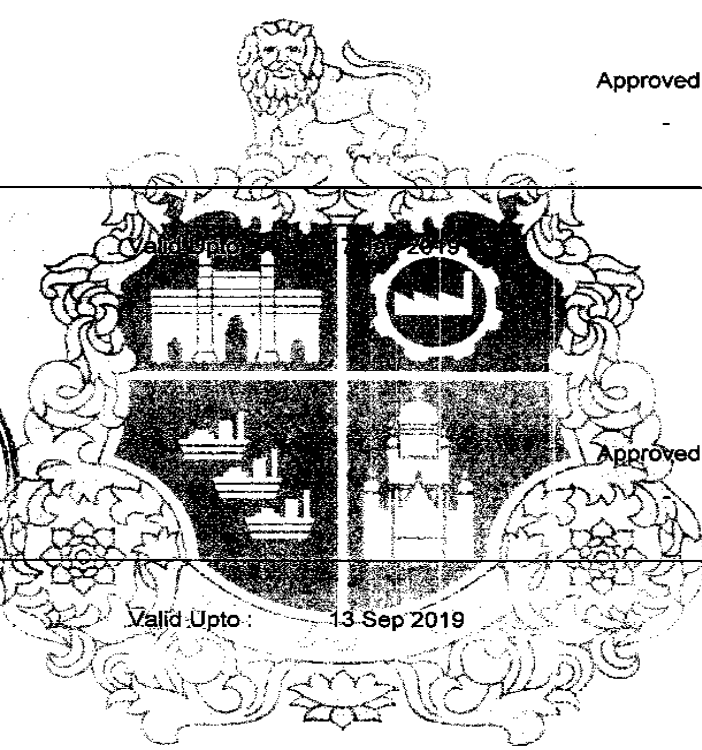
Remark :

Approved By

Issue On : 28 Mar 2018

Application Number :

Remark :



Approved By

Issue On : 13 Sep 2018

Valid Upto : 13 Sep 2019

Application Number :

Remark :

Further C.C. up to top of 14th floor excluding LMR & OHT i.e. height 47.67mtr. AGL for Wing 13, 14 and 16 and re-endorse C.C. up to top of 6th floor including LMR & OHT i.e. height 29.85mtr. AGL for Wing 19 and re-endorse C.C. for Wings 7,8,9,10,11,12 up to top of 24th floor including LMR & OHT i.e. height 81.66mtr. AGL & re-endorse C.C. for Wing 18 up to top of Podium i.e. height up to 12.27mtr. AGL & re-endorse C.C. for Wing 17 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 15 up to top of 24th floor i.e. height 79.02mtr. by restricting CC for LMR & OHT as per approved plan dated 18/06/2018 .

Approved By

అదన - ౪		
౧౩౬౪	౪	౧౪
౨౦౨౪		

Issue On : 19 Aug 2019

Valid Upto : 18 Aug 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/6/Amend

Remark :

The commencement permissions upto 25.10.2016 are issued in hard copy format and attached in additional document console. Then after the commencement permission issued online upto amend 5 of the proposal can be seen in respective amendments tab online.

Now, the commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing(1) 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing(1) 14 & CC. for Commercial office (internal height 3.55mtr.), at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT for Wing 16 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27 mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.

Issue On : 11 Sep 2019

Valid Upto : 10 Sep 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/7/Amend

Remark :

The commencement permission is further extended for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL & Wing 17 upto top of 24th floor i.e. height 78.97mtr. AGL by restricting C.C. for LMR + OHT, as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward

Assistant Engineer (BP)

Issue On : 03 Dec 2019

Valid Upto : 02 Dec 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/8/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 3 of 10 On 09-Feb-2024

बस - ४		
१३६५	५६	१५
२०२५		

The commencement permission is re-endorsed up to basement level i.e. height 0.15mt. AGL, of Commercial office, up to top of 24th floor i.e. height 78.97mt. AGL, for Wing 13, Wing 14, Wing 15, Wing 16 & Wing 17 & further extended for LMR+ OHT i.e. height 81.66mt. AGL of Wing 13, Wing 14, Wing 15 & Wing 16 by restricting C.C. for LMR + OHT of wing 17 and upto top of 23rd floor i.e. height 76.02mt. AGL of Wing 18 by restricting C.C. for 24th floor including LMR + OHT of wing 18 as per approved amended plan dated 18.11.2019.

Approved By
A. E. (B. P.) K/E ward
Assistant Engineer (BP)

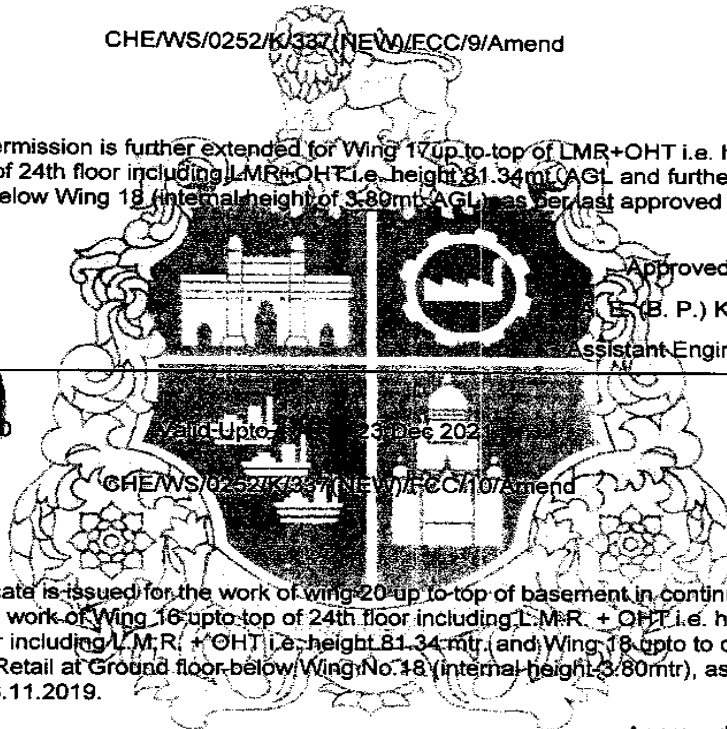
Issue On : 20 Jul 2020 Valid Upto : 19 Jul 2021

Application Number : CHE/WS/0252/K/337(NEW)/FCC/9/Amend

Remark :

The commencement permission is further extended for Wing 17 up to top of LMR+OHT i.e. height 81.34mt. AGL and Wing 18 up to top of 24th floor including LMR+OHT i.e. height 81.34mt. AGL and further C.C. for Commercial Retail at Ground floor below Wing 18 (internal height of 3.80mt. AGL) as per last approved amended plan dated 18.11.2019.

Approved By
A. E. (B. P.) K/E ward
Assistant Engineer (BP)



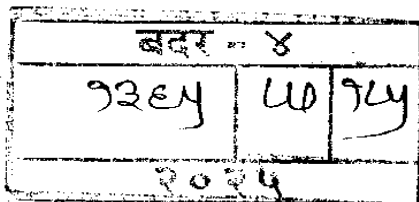
Commencement certificate is issued for the work of wing 20 up to top of basement in continuation of earlier C.C. and re-endorsed for the work of Wing 16 upto top of 24th floor including L.M.R. + OHT i.e. height 81.66 mtr, Wing 17 upto top of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr. (and Wing 18 upto to of 24th floor i.e. height 81.34 mtr Commercial Retail at Ground floor below Wing No.18 (internal height 3.80mtr), as per last approved amended plan dated 18.11.2019.

Approved By
Navnath S. Ghadge
Executive Engineer

Issue On : 03 Feb 2021 Valid Upto : 02 Feb 2022

Application Number : CHE/WS/0252/K/337(NEW)/FCC/11/Amend

CHE/WS/0252/K/337(NEW)/FCC/21/Amend



Remark :

Further C.C. for commercial retail space up to top of 1st floor (below Wing no.18) and re-endorse C.C. for Wing 16 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.66 mtr, Wing 17 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr. and Wing 18 up-to to of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr and Re-endorse C.C for Wing 20 up to top of basement as per approved plans dated 18.11.2019.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward
Assistant Engineer (BP)

Issue On : 26 Oct 2021

Valid Upto : 25 Oct 2022

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/12/Amend

Remark :

Re-endorsement of C.C for commercial retail space up to top of 1st floor (below Wing no.18) and Re-endorsement of C.C for Wing 20 up to top of basement as per approved plan dtd. 19.08.2021

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward
Assistant Engineer (BP)

Issue On : 09 Nov 2021

Valid Upto : 08 Nov 2022

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/13/Amend

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 5 of 10 On 09-Feb-2024

बदर - ४	
१३६५	५१५
२०२५	

Remark :

Further C.C. for wing 20 sub wing B up to top of 16th upper floors i.e. upto 52.02 mt. AGL as per last approved plans dated 19.08.2021

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward
Assistant Engineer (BP)

Issue On : 10 Dec 2021

Valid Upto : 09-Dec-2022

Application Number :

CHE/WS/0252/K/337(NEW)/CC/14/Amend

Further C.C. for wing 20 sub-wing B up to top of 25th Floor i.e. ht. 78.57 mt. AGL excluding LMR & OHT as per approved plans dated 10.12.2021

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward
Assistant Engineer (BP)

Issue On : 07 Apr 2022

Valid Upto : 06 Apr 2023

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/15/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 6 of 10 On 09-Feb-2024

बदल - ४		
१३६५	८६	१५
२०२५		

In continuation the earlier F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 5th upper floor i.e. ht. upto 16.62 mt. AGL as per approved plans dated 10/12/2021.

Approved By
A. E. (B. P.) K/East ward (I/c)
Assistant Engineer (BP)

Issue On : 08 Sep 2022 Valid Upto : 07 Sep 2023

Application Number : CHE/WS/0252/K/337(NEW)/FCC/16/Amend

Remark :

F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and to grant Further C.C. for wing No. 20 sub wing A upto top of 10th upper floor i.e. ht. upto 34.32 mt. AGL as per approved plans dated 10/12/2021 is approved.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of Central Govt./State Govt./Local planning authority in respect to covid-19 pandemic.



Approved By
A. E. (B. P.) K/East ward
Assistant Engineer (BP)

Issue On : 10 Jan 2023 Valid Upto : 09 Jan 2024

Application Number : CHE/WS/0252/K/337(NEW)/FCC/17/Amend

Remark :

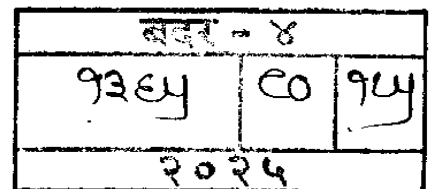
Re-endorsement of earlier C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 17th upper floor i.e. ht. upto 54.97 mt. AGL as per approved plans dated 10/12/2021.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 7 of 10 On 09-Feb-2024



to legal matters pending in court of law if any.

4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 18 May 2023

Valid Upto : 17 May 2024

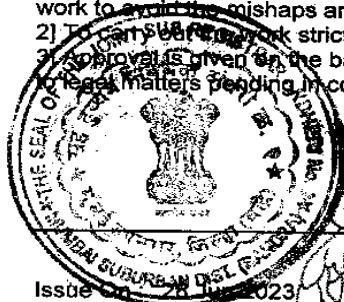
Application Number : CHEWS/0252/K/337(NEW)/FCC/18/Amend

Remark :

Re-endorsement of earlier C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 19th upper floor i.e. ht. upto 60.87 mt. AGL as per approved plans dated 10/12/2021.

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.



Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 28 Jun 2023

Valid Upto : 27 Jun 2024

Application Number : CHEWS/0252/K/337(NEW)/FCC/19/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 22nd (pt.) upper floor i.e. ht. up to 69.72 mt AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.

Approved By

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 8 of 10 On 09-Feb-2024

2024		
9384	29	94
2024		

Asst. Eng. (BP)H/East & K/East Ward
Assistant Engineer (BP)

Issue On : 18 Oct 2023 Valid Upto : 17 Oct 2024

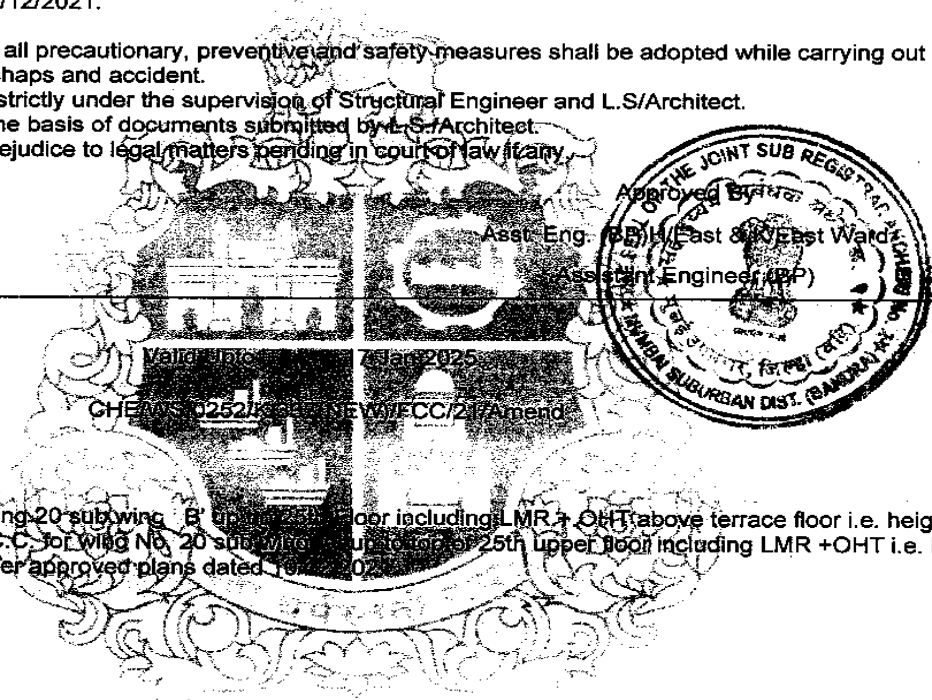
Application Number : CHE/WS/0252/K/337(NEW)/FCC/20/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 25th upper floor i.e. ht. up to 78.57 mt. AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) This C.C. is without prejudice to legal matters pending in court of law if any.



Issue On : 09 Feb 2024

Valid Upto : 07 Jan 2025

Application Number : CHE/WS/0252/K/337(NEW)/ECC/21/Amend

Remark :

Full post facto C.C for Wing 20 sub wing B up to 25th floor including LMR + OHT above terrace floor i.e. height 81.06 mt AGL and Full C.C. for Wing No. 20 sub wing A up to top of 25th upper floor including LMR +OHT i.e. ht. up to 81.06 mt. AGL as per approved plans dated 10/12/2021.

वर्ग - ४		
९३६५	०२	१५
२०२५		

Digitally signed by SHAIKH ASIF MUSA
Date: 09 Feb 2024 18:32:35
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (B/P)

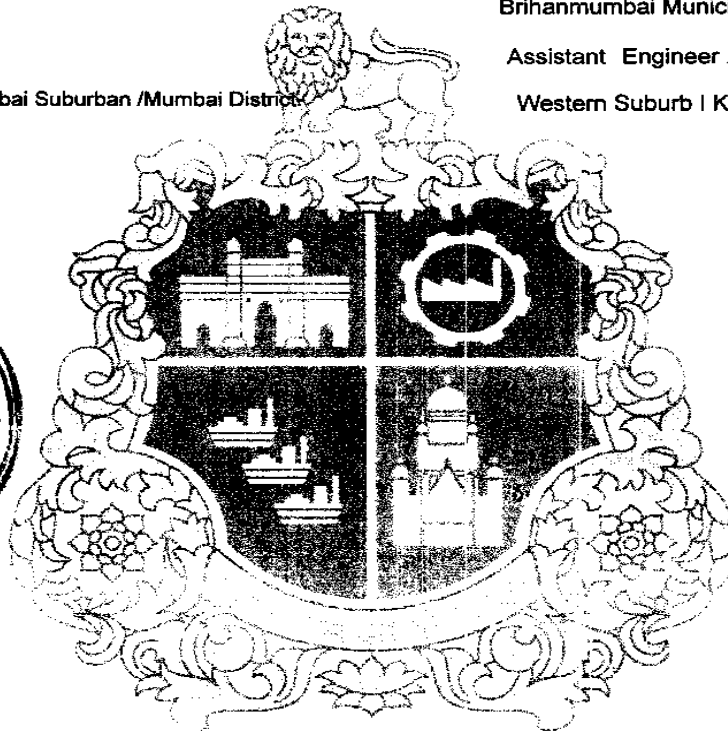


For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer, Building Proposal
Western Suburb | K/E Ward Ward

Cc to :

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



का.सं. - ४		
१३६५	६३	१५
२०२५		