



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/8224/WS/AK/FCC/5/Amend

#### COMMENCEMENT CERTIFICATE



To.  
Umesh Gandhi  
1st Floor , Goyal Shopping Center, S.V.Road,  
Borivali (W)

Sir,

With reference to your application No. **CE/8224/WS/AK/FCC/5/Amend** Dated. **17 Feb 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 **17 Feb 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **1/190A to 1/190G & CTS No.1 D** Division / Village / Town Planning Scheme No. **OSHIWARA** situated at - Road / Street in **K/W 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. **A.E.(BP) K/West-North 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 29/4/2006

Issue On : 30 Apr 2005

Valid Upto : 29 Apr 2006

Application Number :

Remark :

CC up to top of upper stilt i.e up to ht 10.95 mtr above Gr. Level as per approved plan dtd. 16.11.2004

Approved By

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Issue On : 18 Aug 2018

Valid Upto : 17 Aug 2019

Application Number :

Remark :

Re-endorsement of CC upto 3rd podium floor level (i.e. ht. 11.25 mtr. AGL) as per approved plan dated 07.04.2018

Note:- 1)Construction & Demolition Waste / Excavation Material shall be transported to the designated unloading site CTS No 1-C/3A(pt). Survey No. 41/IA of Oshiwara Jogeshwari (W), Mumbai. 400 102 as per SWM NOC dated 23.07.2018  
2) The directives of Hon. S.C. dated 15.03.2018 shall be complied with

Approved By

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Issue On : 17 Feb 2021

Valid Upto : 16 Feb 2022

Application Number : CE/8224/WS/AK/FCC/2/Amend

Remark :

Further C.C. up to 6(pt) floor i.e. height up to 33.95 mtr. AGL as per approved amended plan dated 07.04.2018 is approved as proposed.

Issue On : 28 Jun 2022                      Valid Upto :              27 Jun 2023

Application Number :                      CE/8224/WS/AK/FCC/4/Amend

Remark :

Further C.C. for 3 Basement + Ground/ Stilt + 2 Podium + 1st to 34th Upper floors + LMR + OHT (i.e., height up to 124.92 mt. AGL), as per amended plan dated 20.08.2021 is approved.

Note:- GVK Verification shall be submitted before start of construction beyond 15th floor.

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

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Issue On : 01 Feb 2024                      Valid Upto :              29 Apr 2024

Application Number :                      CE/8224/WS/AK/FCC/5/Amend

Remark :

Further C.C./Full C.C.for 3 Level Basement + Ground (Part) / Stilt (Part) +Lower Stilt + Upper Stilt +1st to 35th upper floors (height of 123.75 meter up to top of the terrace and height 126.55 meter up to top of LMR / OHT) of the above building as per approved plan dated 18/01/2024 is approved.

Note:

- 1) The Work Shall be strictly executed under the permissible elevation limits as per the valid Civil Aviation NOC.
- 2) Before casting of LMR +OHT the top elevation shall be verified from AAI/MIAL.
- 3) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023 and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time shall be strictly taken on the site.
- 4) Approval is given on the basis of documents submitted by L.S./Architect.



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb I K/W Ward Ward

