



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL/FCC/1/Amend



#### COMMENCEMENT CERTIFICATE

To,  
M/s Navkar Construction Co  
39/45,NEW SONAWALABLDG 2ND FLOOR  
C.P.TANK ROAD, GIRGAON MUMBAI-400004.

Sir,

With reference to your application No. **P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL/FCC/1/Amend** Dated. **25 Sep 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 **25 Sep 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0** C.T.S. No. **proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division, Situated at N.M.Joshi Marg, Known as Haji Gani Chawl, Lower Parel, Mumbai 400 013** Division / Village / Town Planning Scheme No. **LOWER PAREL** situated at **N.M.Joshi Marg** 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 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. **Asst.Eng.(BP)City VI G/South** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 3/3/2025

Issue On : 04 Mar 2024

Valid Upto : 03 Mar 2025

Application Number : P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL/CC/1/New

Remark :

This CC is issued up to Plinth Level as per IOD dtd. 22/02/2024.

Approved By

Exe.Eng.(BP)City-I

Executive Engineer

Issue On : 30 Apr 2024

Valid Upto : 29 Apr 2025

Application Number : P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL/FCC/1/New

Remark :

This C.C. is granted upto top slab of 21st floors for residential building only as per IOD plans dated: 22.02.2024

Approved By

Asst.Eng.(BP)City VI G/South

Assistant Engineer (BP)

Issue On : 07 Mar 2025

Valid Upto : 02 Mar 2026

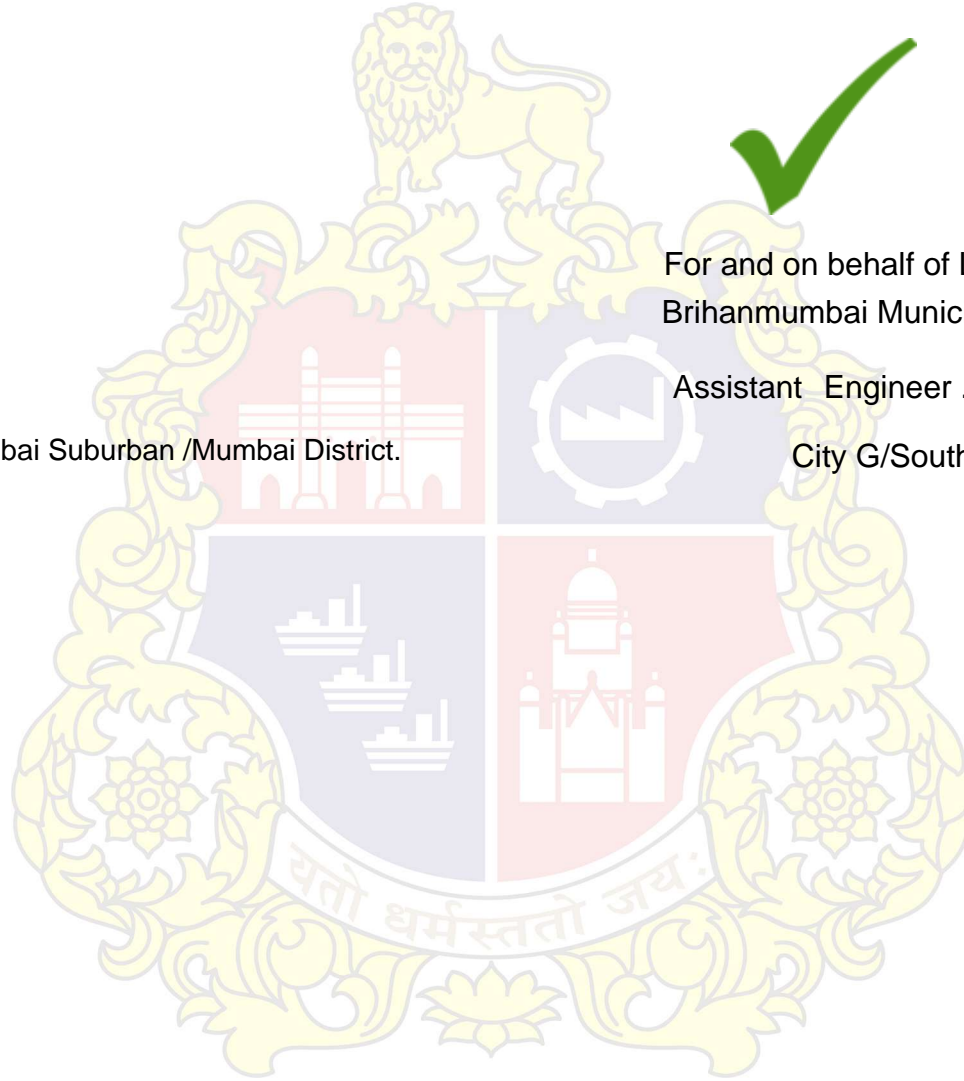
Application Number : P-3642/2019/(proposed redevelopment of property bearing C.S.No. 241 of Lower Parel Division And Other)/G/South/LOWER PAREL/FCC/1/Amend

Remark :

This C.C. is approved for entire rehab portion ( upto top of 23rd part floor with OHT and LMR ) and upto 21st floor for sale portion as per approved amended plans dated 04/02/2025.

Cc to :

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



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal  
City G/South Ward