



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CE/8842/WS/AK/FCC/3/Amend

**COMMENCEMENT CERTIFICATE**

To,  
MR. MOHAMMED YUSUF MOMIN  
Ground Floor,A-1 Tower,Hill Park Complex,  
Capt.Samant marg,Near Agarwal Industrial Estate,  
Jogeshwari West-Mumbai-400102

Sir,

With reference to your application No. **CE/8842/WS/AK/FCC/3/Amend** Dated. **31 Jan 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 **31 Jan 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **31-E/2, 737-C/4** Division / Village / Town Planning Scheme No. **BANDIVALI-KW** situated at **Captain samant marg** 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.(B.P.) K/W** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 3/4/2008

Issue On : 04 Apr 2007

Valid Upto : 03 Apr 2008

Application Number :

Remark :

This Commencement certificate is for carrying out the work upto/ stilt 8.6 mtr. as per approved plan dated 16.10.2006.

Approved By

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Issue On : 06 Oct 2007

Valid Upto : 03 Apr 2008

Application Number :

Remark :

Further C.C. is now Re-endorsement of C.C. upto top of basement/stilt as per approved plan dated 16.08.2007.

Approved By

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Issue On : 23 Nov 2007

Valid Upto : 03 Apr 2008

Application Number :

Remark :

Further C.C. is now extended upto top of 6th floor i.e. ht.= 23.85 mtr. of Wing 'A' as per approved plan dated 16.08.2007.

Approved By

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Issue On : 19 Mar 2008

Valid Upto :

03 Apr 2008

Application Number :

Remark :

Further C.C. is now extended upto top of 9th floor i.e. upto 31.70 mt. ht. Wing-A as per amended plan dtd. 15.03.2008.

Approved By

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Issue On : 12 Sep 2008

Valid Upto :

03 Apr 2009

Application Number :

Remark :

Further C.C. is now extended upto of 12 th floor (i.e. height 38.00 mtrs) as per amended plan approved on 18.08.2008.

Approved By

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Issue On : 26 Nov 2008

Valid Upto :

03 Apr 2009

Application Number :

Remark :

Further C.C. is now extended upto top of 18th floor (ie. Height 55.40 mtr.) as per amended plan approved on 18.08.2008.

Approved By

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Issue On : 13 Feb 2009

Valid Upto :

03 Apr 2009

Application Number :

Remark :

Further C.C. is now extended upto top of 22nd floor i.e. height 67 mtrs. as per approved plans dtd 18.08.2008.

Approved By

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Issue On : 02 Dec 2009

Valid Upto :

03 Apr 2010

Application Number :

Remark :

Further C.C. is now extended upto top of 23rd floor i.e. ht. 69.95 LMR OHT (Total ht. 80.80 mtr.) as per amended plan dtd. 25.08.2009.

Approved By

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Issue On : 21 Apr 2013

Valid Upto :

03 Apr 2015

Application Number :

Remark :

Further C.C. is now re endorse upto podium i.e. 8.40 mts. for Wing –B, C & D as per amended plan dtd.04.04.14.

Approved By

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Issue On : 02 Jun 2015

Valid Upto :

03 Apr 2016

Application Number :

Remark :

Further C.C. is now re endorse C.C. up to top of podium/ upper ground for wing B,C, & D and Full C.C. for wing 'B' up to top of 13th floor i.e. ht. 46.10 mts. + LMR OHT, Wing C- up to top of 1st floor i.e. ht. 11.30 mtr. +LMR OHT & for part completed.

Wing 'D' up to top of 1st floor i.e. ht. 11.30 mtr. by restrict further C.C. flat No. 1 & 2 and restaurant in 'D' Wing &

as per approved plans dtd. 21.04.2014.

Approved By

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Issue On : 08 Mar 2018

Valid Upto : 07 Mar 2019

Application Number :

Remark :

Approved By

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Issue On : 11 May 2018

Valid Upto : 10 May 2019

Application Number :

Remark :

Further C.C. of wing 'B' i.e. upto top of 20th floor i.e. height 66.55mts.A.G.L. and re-endorsed C.C. of wing 'C& D' upto top of 1st floor i.e. height 11.45 mts. A.G.L. as per last approved plans dtd. 31.03.2018.

Note:- That the Construction and demolition waste shall be handled and transported to the designated unloading site i.e. JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, Beside Dastan Toll Plaza, Panvel-Uran Road, Dist. Raigad as approved by E.E. (SWM) vide NOC dtd. 04-05-2018.

Approved By

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Issue On : 28 Nov 2019

Valid Upto : 27 Nov 2020

Application Number : CE/8842/WS/AK/FCC/2/Amend

Remark :

Full C.C. for wing 'B' i.e. upto top of 21st floor ( i.e. height 69.99 mts. A.G.L.) + LMR & OHT as per approved plans dtd. 31.03.2018.

Approved By

A.E.(B.P.)K/W(N) KIRAN BARI

Assistant Engineer (BP)

Issue On : 29 Nov 2021

Valid Upto : 03 Apr 2022

Application Number : CE/8842/WS/AK/FCC/3/Amend

Remark :

Further CC for wing-C up to top of 19th floor i.e height up to 63.65 mt. & Wing 'D' i.e. up to top of 18th floor i.e. height 60.75 mts floors for Residential users as per approved amended plans dated 20/08/2021. is approved as proposed subjected to strict compliances of COVID-19 guidelines.

Name : AMIT PRAKASH PATIL  
Designation : Assistant  
Engineer  
Organization : MUNICIPAL  
CORPORATION OF  
GREATER MUMBAI  
Date : 29-Nov-2021 17: 40:21

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

Western Suburb I K/W Ward Ward