



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/9495/BP/WS/AK/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To.
Shri. Jude Romell Director of Reomll Properties Pvt.
Ltd
1, Gharkul CHS, Wing 'B', Azad Road, Vile Parle
East, Mumbai: 400057

Sir,

With reference to your application No. **CE/9495/BP/WS/AK/FCC/4/Amend** Dated. **03 Aug 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 **03 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. -- C.T.S. No. **365** Division / Village / Town Planning Scheme No. **MOGRA** situated at **Jijamata Road** Road / Street in **K/E 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. **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.

Issue On : 29 Oct 2010

Valid Upto : 10 Dec 2010

Application Number : CE/9495/BP/WS/AKCC/1/Old

Remark :

This Commencement certificate is for carrying out the work upto top of plinth for Wing 'B' as per approved plan dated 11/12/2008.

Approved By

Executive Engineer K/East

Executive Engineer

Issue On : 13 Jun 2022

Valid Upto : 12 Jun 2023

Application Number : CE/9495/BP/WS/AK/FCC/1/New

Remark :

Re-endorsement of earlier plinth C.C. and grant C.C. for 'A' wing upto top of stilt i.e. 3.50 mtr AGL and for 'B' wing upto top of plinth i.e. 0.60 mtr AGL as per approved plans dated 06.01.2022.

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 : 12 Aug 2022

Valid Upto : 11 Aug 2023

Application Number :

CE/9495/BP/WS/AK/FCC/1/Amend

Remark :

Further C.C. for Wing A& B up to top of 17th floor with total height of 52.29 mtr. AGL with 01 no of automated mechanized car parking tower having height of 50.64 mtr. as per last approved plan dated 06/01/2022.

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 : 19 Jan 2023

Valid Upto : 18 Jan 2024

Application Number :

CE/9495/BP/WS/AK/FCC/2/Amend

Remark :

Re-endorsement of earlier C.C. for Wing 'A' & Wing 'B' and further C.C. upto top of 19th floor i.e. height 58.03 mtr. AGL for Wing 'A' & further C.C. upto top of 15th floor + LMR/OHT i.e. height 48.65 mtr. AGL for Wing 'B' and 01 no. of automated mechanized car parking tower having height of 57.45 mtr. as per last approved plan dated 10.01.2023.

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 : 14 Feb 2023

Valid Upto : 13 Feb 2024

Remark :

F.C.C. for upto top of 20th floor + LMR/OHT i.e. height 63.00 mtr. AGL for Wing 'A' and F.C.C. upto top of 15th floor + LMR/OHT i.e. height 48.65 mtr. AGL for Wing 'B' and 01 no. of automated mechanized car parking tower having height of 59.25 mtr. as per last approved plan dated 10.01.2023.

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 : 01 Sep 2023

Valid Upto : 28 Oct 2023

Application Number :

CE/9495/BP/WS/AK/FCC/4/Amend

Remark :

Full C.C. for Wing 'A' & Wing 'B' upto top of 20th floor for total height of 60.90 mtr. AGL (till terrace level) + LMR/OHT i.e. height 63.00 mtr. AGL and 01 no. of automated mechanized car parking tower having height of 59.25 mtr. with Swimming pool up to deck level of 61.50 mtr. as per last approved plan dated 24/08/2023.

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.



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/E Ward Ward

