



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7467/2021/(1159 A And Other)/R/S Ward/KANDIVALI R/S/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To.

Shri Nikhil J. Mehta Partner of M/s Mahavir Builders
22, Neo Corporate Plaza, Ramchandra Extn. Road,
Malad(W), Mumbai-400064.

Sir,

With reference to your application No. **P-7467/2021/(1159 A And Other)/R/S Ward/KANDIVALI R/S/FCC/2/Amend** Dated. **11 Jun 2021** 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 **11 Jun 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0 C.T.S. No. 1159 A, 1159/1 to 8, 1159-B, 1158, 1160 & 1160/1** Division / Village / Town Planning Scheme No. **KANDIVALI R/S** situated at **M.G. Road** Road / Street in **R/S 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.Engineer(B.P)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 06 Dec 2021

Valid Upto : 05 Dec 2022

Application Number : P-7467/2021/(1159 A And Other)/R/S
Ward/KANDIVALI R/S/CC/1/New

Remark :

This CC is granted upto Plinth level only as per approved IOD plans dated 27.10.2021.

Approved By

Vinod K Kekan

Executive Engineer

Issue On : 09 Jun 2022

Valid Upto : 08 Jun 2023

Application Number :

P-7467/2021/(1159 A And Other)/R/S
Ward/KANDIVALI R/S/FCC/1/New

Remark :

This CC is granted and extended further for work of building comprising of two wings, Wing 'A' - ground floor + 1st to 3rd upper floors & Wing 'B' - Stilt + 1st to 5th podium floors + 6th to 14th floors + (part) 15th upper floor as per approved amended plan dtd. 27.12.2021.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 15 May 2023

Valid Upto : 14 May 2024

Application Number :

P-7467/2021/(1159 A And Other)/R/S
Ward/KANDIVALI R/S/FCC/1/Amend

Remark :

This C.C. is granted and extended further for work for building comprising of two wings, Wing A - ground floor for shops + 1st to 3rd upper floors & Wing B - stilt + 1st to 5th podium + 6th to 17th + 18th (pt) upper floors as per approved amended plans dt. 29.03.2023.

Approved By

Issue On : 08 Feb 2024

Valid Upto : 05 Dec 2024

Application Number : P-7467/2021/(1159 A And Other)/R/S
Ward/KANDIVALI R/S/FCC/2/Amend

Remark :

This C.C. is extend further for entire work of building comprising of two wings, Wing 'A' - for Commercial - ground floor for shops + 1st floor to 3rd upper floors & Wing 'B' - Stilt + 1st to 5th podium floors + 6th to 20th upper floors + lift opening at terrace level + LMR & OHT as per the approved amended plans dated 31.01.2024.

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb II R/S Ward Ward

Cc to :

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