



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/8526/BP(WS)/AP/FCC/5/Amend

#### COMMENCEMENT CERTIFICATE



To.

Shri Alpesh K. Ajmera CA to Owner  
Ajmera House, 4th Floor, off. K. H. Ajmera Chowk, L.  
T. Marg, Mumbai- 400 002

Sir,

With reference to your application No. **CHE/8526/BP(WS)/AP/FCC/5/Amend** Dated. **07 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 **07 Feb 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0 C.T.S.No. 334/A/1 to 3, 360, 361/A & B & 577** Division / Village / Town Planning Scheme No. **VALNAI** situated at **Malad (West) Road / Street in P/N 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. **Assistant Engineer(B.P.) P 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 27/4/2023

Issue On : 28 Apr 2022

Valid Upto :

27 Apr 2023

Application Number :

CHE/8526/BP(WS)/AP/CC/1/New

Remark :

This C.C. is granted for the work of Wing A & B: Basement + top of the Plinth level and Wing C & D: Top of the Plinth for Proposed Residential Building No. 2 as per IOD approved dtd. 11.08.2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

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Issue On : 24 Nov 2022

Valid Upto :

23 Nov 2023

Application Number :

CHE/8526/BP(WS)/AP/FCC/1/New

Remark :

This C.C. is now granted for the building comprising of Wing "C" & "D" comprising of Ground (part) + Stilt (part) + 1st to 22nd (part) upper Floors and 2 nos. of Parking Towers are proposed between Wings B and C as per I.O.D. plans approved dated 11.08.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

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Issue On : 03 Aug 2023

Valid Upto :

02 Aug 2024

Application Number :

CHE/8526/BP(WS)/AP/FCC/1/Amend

Remark :

This Further C.C is now granted for building comprising of Wing "A" comprising of Basement + Ground (part) + Stilt (part) + 1st to 6th upper Residential Floors and Wing "B" comprising of Basement (part) + Ground (part) + Stilt (part) + 1st to 6th upper Residential Floors and re-endorsed wing "C" & "D" comprising of Ground (part) + Stilt (part) + 1st to 22nd (part) upper Residential Floors and 2 nos. of Parking Towers of the same height are proposed between Wings B and C. as per I.O.D. plans approved dated 11.08.2021.

Issue On : 12 Jan 2024                      Valid Upto :              11 Jan 2025

Application Number :                      CHE/8526/BP(WS)/AP/FCC/2/Amend

Remark :

This C.C is now re-endorsed for Wing 'C' & 'D' comprising of Ground floor (part for Society office, Entrance lobby & Electric Meter Room) + Stilt (part) for Pit Stack parking + 1st to 22nd upper Residential floors as per amended plan dtd.09.01.2024.

Approved By  
Assistant Engineer(B.P.)P Ward  
Assistant Engineer (BP)

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Issue On : 16 Aug 2024                      Valid Upto :              27 Apr 2025

Application Number :                      CHE/8526/BP(WS)/AP/FCC/5/Amend

Remark :

This CC is now re-endorsed for the work of building comprising of Wings "A" – Basement (Part) +Ground (Part)+Stilt Part + 1st to 6th Upper floors, Wings "B" – Basement(part) + Ground (Part) + Stilt (Part) + 1st to 22nd Upper floors and Wing "C" & "D"- Ground floor (part) + Stilt (part) + 1st to 22nd upper Residential floors + 2 Nos. of parking Tower between Wing "B" & "C as per approved amended plans dt.05.08.2024.



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II P/N Ward Ward

Cc to :

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

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