



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/FCC/1/Amend



COMMENCEMENT CERTIFICATE

To,
Avalon Residency LLP
4th Floor, Techniplex – I, Techniplex Complex, Veer
Savarkar Flyover, Goregaon West, Mumbai –
400104
Sir,

With reference to your application No. **P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON -W/FCC/1/Amend** Dated. **29 Aug 2022** 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 **29 Aug 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **C-1 C.T.S.No. 928/A/01 of Village Pahadi Goregaon (W) and 1390, 1390/1 to 11, 1390/A of Village Malad (S)** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON-W** situated at **S.V. Road and Veer Savarkar flyover Road / Street** in **P/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. **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 21/5/2024

Issue On : 22 May 2023

Valid Upto : 21 May 2024

Application Number :

P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/New

Remark :

First C.C. is granted for the work up to plinth level only as per approved IOD plans dated 19.04.2023

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 29 Nov 2023

Valid Upto : 28 Nov 2024

Application Number :

P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/1/Amend

Remark :

The first C.C. is re-endorsed for the work up to top of plinth level only as per approved amended plans dated 22.11.2023.

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 27 Jun 2024

Valid Upto : 26 Jun 2025

Application Number :

P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/CC/2/Amend

Remark :

The first C.C. is re-endorsed for the work up to top of plinth level only as per approved amended plans dated 15.04.2024.

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Issue On : 23 Sep 2024

Valid Upto : 22 Sep 2025

Application Number : P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/1/New

Remark :

This CC is now granted for the work up to top of 7th level podium as per approved amended plans dated 15.04.2024.

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

Issue On : 03 Mar 2025

Valid Upto : 26 Jun 2025

Application Number : P-12566/2022/(928 And Other)/P/S
Ward/PAHADI GOREGAON-W/FCC/1/Amend

Remark :

This C.C. is now granted for the work of building comprising of Tower-02 -Basement (pt.) + Ground (pt.) + Stilt (pt.) + 1st floor + 2nd to 11th level podium (within the building line) + Service floor (within the building line) + 12th level podium (Amenity floor) within the building line + 13th to 32nd upper floor for residential as per approved amended plans dated 10.10.2024.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II P/S Ward Ward

