



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To.

M/s. Mathuresh Infrapro PVT. LTD.

A-2403, Marathon Futurex, Matatlal Mills Compound,
N.M. Joshi Marg, Lower Parel, Mumbai-400013.

Sir,

With reference to your application No. **P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/3/Amend** Dated. **06 Mar 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 **06 Mar 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **40 C.T.S. No. 1/62** Division / Village / Town Planning Scheme No. **2221** situated at **Dr. B.A. Road, B.J. Devrukhakar Road and Road No 2 Road / Street in F/South 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.)City-V** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 07 Nov 2022

Valid Upto : 06 Nov 2023

Application Number : P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/CC/1/New

Remark :

This CC is granted upto plinth for the Wing A,B,C,D & E (i.e. Red portion marked A to M on plan), as per phase plan of proposed phase program and as per Zero FSI IOD dated 21.10.2022.

Approved By

Jitendra A Khonde - Exe.Eng.(BP)City-III
Executive Engineer

Issue On : 30 Jan 2023

Valid Upto : 29 Jan 2024

Application Number :

P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/CC/1/Amend

Remark :

This C.C. is endorsed up to plinth level only as per Phase program approved dated 07.11.2022 and amended IOD
Plans Dt. 20.01.2023

Approved By

Jitendra A Khonde - Exe.Eng.(BP)City-III
Executive Engineer

Issue On : 14 Jun 2024

Valid Upto : 13 Jun 2025

Application Number :

P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/1/New

Remark :

This C.C. is endorsed up to plinth in Wing C, Wing D & E and mark portion as "A" to "I" in Wing A & B as per last approved plan dated 07.06.2024.

Approved By

Issue On : 05 Aug 2024

Valid Upto : 04 Aug 2025

Application Number : P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/1/Amend

Remark :

This C.C. is extended further for Wing 'C' up to 22nd floor + L.M.R.+ O.H.T. i.e Full C.C. , for Wing 'D&E' up to 18th floor + L.M.R. +O.H.T i.e. Full C.C. & Wing 'A&B' is extended further up to 4th podium floor for marked portion as 'A' to 'I' as per last approved plan dated 07.06.2024 & plinth plan dated 14.06.2024.

Approved By

Roshan Jibhakate A.E. (BP) City- V

Assistant Engineer (BP)

Issue On : 13 Oct 2025

Valid Upto : 12 Oct 2026

Application Number :

P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/2/Amend

Remark :

CC up to plinth level for the portion marked A-B-CD-E-F in the plan attached in Wing A & B with endorsed as per last approved plan dated 01.07.2025.

Approved By

E.E.B.P.(City)II

Executive Engineer

Issue On : 29 Oct 2025

Valid Upto : 06 Nov 2025

Application Number :

P-6841/2021/(1/62)/F/South/DADAR-NAIGAON-F/S/FCC/3/Amend

Remark :

This C.C. is extended further up to top of 38th floor for wing 'A' & Wing 'B' as per last amended approved plan dated 01.07.2025.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

City F/South Ward

Cc to :

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

