



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-16244/2023/(308/7)/P/N Ward/VALNAI/FCC/2/Amend



#### COMMENCEMENT CERTIFICATE

To,  
Shri. Sanket Luharuka, Director of M/s. Alliance City  
Developers Realtors Pvt. Ltd.  
401 A, 4th Floor, K.K. Chambers, Purushottamdas  
Thakurdas Road, Near Siddharth College, Fort,  
Mumbai - 400 001.

Sir,  
With reference to your application No. **P-16244/2023/(308/7)/P/N Ward/VALNAI/FCC/2/Amend** Dated. **30 Mar 2023** 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 **30 Mar 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **308/7** Division / Village / Town Planning Scheme No. **VALNAI** situated at **Marve Road 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.

Issue On : 17 Aug 2023

Valid Upto : 16 Aug 2024

Application Number : P-16244/2023/(308/7)/P/N  
Ward/VALNAI/CC/1/New

Remark :

First C.C. is granted for the work upto top of third podium excluding south-west corner of the plot for car lift/ part plinth as per approved IOD plan dated 26.06.2023.

Approved By

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

Executive Engineer

---

Issue On : 04 Jan 2024

Valid Upto : 03 Jan 2025

Application Number : P-16244/2023/(308/7)/P/N  
Ward/VALNAI/CC/1/Amend

Remark :

The C.C. is granted for the entire work i.e. upto top of third podium as per approved IOD plan dated 26.06.2023.

Approved By

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

Executive Engineer

---

Issue On : 29 Apr 2024

Valid Upto : 28 Apr 2025

Application Number : P-16244/2023/(308/7)/P/N  
Ward/VALNAI/FCC/1/New

Remark :

This C.C. is granted for building comprising of Basement (pt.) for pump room + Stilt for stack parking's entrance lobby/ancillary users + 1st and 2nd podium for car parking and 3rd podium level for Fitness center/ ancillary user and additional LOS (open to sky) + 1st to 9th (pt) upper floors for residential user by restricting CC of flat no. 4 on 9th floor & 10th upper floor as per approved IOD plans dt. 26.06.2023.

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

---

Issue On : 23 Sep 2024

Valid Upto : 22 Sep 2025

Application Number : P-16244/2023/(308/7)/P/N  
Ward/VALNAI/FCC/1/Amend

Remark :

The FCC is granted for the work of Basement (pt.) for pump room + Stilt for stack parking's/entrance lobby/ancillary users + 1st to 3rd podium level + 1st to 14th upper floors for residential user by restricting CC of 15th floor & 16th(pt.) upper floor as per approved amended plans dt. 28.08.2024

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

---

Issue On : 26 Aug 2025

Valid Upto : 16 Aug 2026

Application Number : P-16244/2023/(308/7)/P/N  
Ward/VALNAI/FCC/2/Amend

Remark :

This C.C. is granted for the entire work of building comprising of Basement + Ground + 1st to 3rd podium + 1st to 15th upper floors + 16th (Pt.) upper floor for residential user + OHT + LMR as per approved amended plans dated 28.08.2024.



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/N Ward Ward

