



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/643/BP (SPL CELLL)/AKW/337/FCC/4/Amend

COMMENCEMENT CERTIFICATE



To.
M/s. Hubtown Limited
Akruti Center Point, 6th floor, Marol MIDC, Gautam
Nagar, Andheri (E), Mumbai-400093.

Sir,

With reference to your application No. **CHE/643/BP (SPL CELLL)/AKW/337/FCC/4/Amend** Dated. **05 Nov 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 **05 Nov 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **833 (Pt.)** Division / Village / Town Planning Scheme No. **AMBIVALI** situated at **Jay Prakash road** Road / Street in **K/W 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. **A.E.(BP) Spl.Cell-4** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

Issue On : 23 Apr 2015

Valid Upto : -

Application Number : CHE/643/BP (SPL CELLL)/AKW/337 -
CC/Amend(1)

Remark :

Plinth CC issued u/no. CHE/WS/1181/K/337(NEW) dtd. 15.01.2016 by EE(BP) WS-I. Thereafter the Plinth CC is re-endorsed as per amended plans on 05.2.2018.

Approved By
E.E.(BP) WS-I
Executive Engineer

Issue On : 08 Nov 2019

Valid Upto : 07 Nov 2020

Application Number : CHE/643/BP (SPL
CELLL)/AKW/337/FCC/1/New

Remark :

Earlier approved CC is re-endorsed and further extended for wing-1A upto 16th floor and for wing-1B upto 10th floor in residential tower-1 as per approved amended plans dated 12.07.2019.

Approved By
Further CC proposal for Tower -1 Wing 1A1B1C
Tower -2 and Tower-3 as per last approved
amended plans
Architect

Issue On : 07 Jul 2020

Valid Upto : 06 Jul 2021

Application Number : CHE/643/BP (SPL
CELLL)/AKW/337/FCC/1/Amend

Remark :

Earlier approved CC is re-endorsed and further extended for wing-1A upto 19th floor, for wing-1B upto 15th floor in residential tower-1 and for shopping area (except shop no. 1 to 5) upto 4th podium as per approved amended plans dated 29.05.2020.

Approved By

Shri. Vaibhav E. Bandal (AESPL4)

Assistant Engineer (BP)

Issue On : 14 May 2021

Valid Upto :

13 May 2022

Application Number :

CHE/643/BP (SPL
CELLL)/AKW/337/FCC/1/Amend

Remark :

Earlier approved CC is re-endorsed and further extended for wing-1A upto 25th floor (including OHT) & and Wing-1B upto 19th floor as per amended plans dated 14.05.2021

Approved By

Shri. Vaibhav E. Bandal (AESPL4)

Assistant Engineer (BP)

Issue On : 08 Apr 2022

Valid Upto :

07 Apr 2023

Application Number :

CHE/643/BP (SPL
CELLL)/AKW/337/FCC/2/Amend

Remark :

Re-endorsement of earlier granted C.C and C.C. to Residential Tower-1, Wing-1B upto top of 25th floor (including LMR + OHT) & and Wing-1C upto top of 14th floor and Tower 2 upto top of 18th floor(including LMR + OHT) as per amended plans dated 04.01.2022

Approved By

Kiran Bari (A. E. Spl Cell-IV)

Assistant Engineer (BP)

Issue On : 16 Oct 2023

Valid Upto :

15 Oct 2024

Application Number :

CHE/643/BP (SPL
CELLL)/AKW/337/FCC/3/Amend

Remark :

Re-endorsement of earlier granted C.C upto 4th podium for Tower 1& 2 including shopping area wing and for Residential Tower-1 i.e. Wing-1A upto top of 25th floor including LMR/OHT, for Wing-1B upto top of 25th floor including LMR/OHT, for Wing-1C upto 14th floor, Tower 2 upto 18th floor including LMR/OHT, including fitness centre at 4th Podium level and Convenience shopping Ground floor + Commercial users at 1st floor as per

Approved By

A.E.(BP) Spl.Cell-4

Assistant Engineer (BP)

Issue On : 21 Nov 2024

Valid Upto :

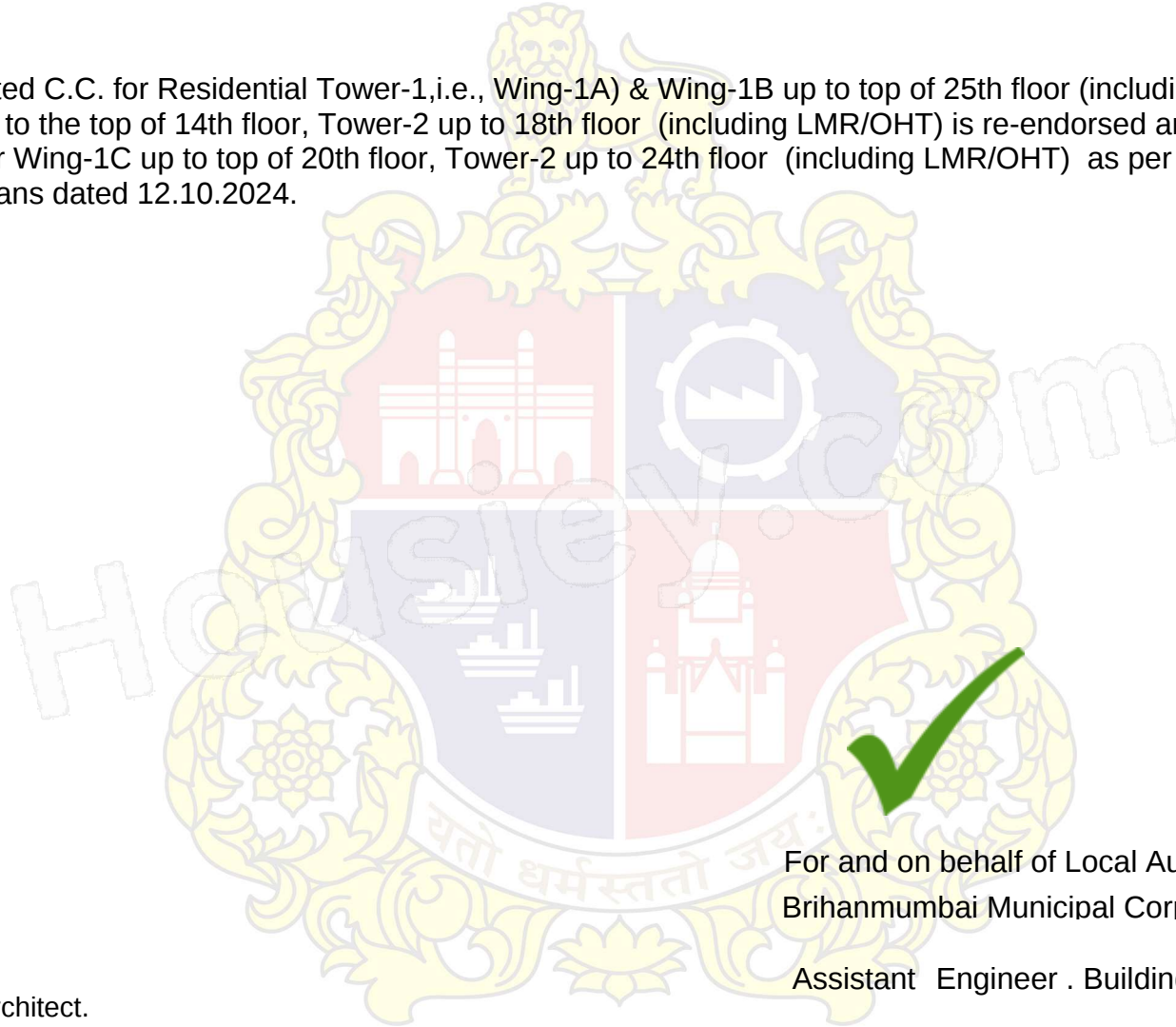
20 Nov 2025

Application Number :

CHE/643/BP (SPL
CELLL)/AKW/337/FCC/4/Amend

Remark :

Earlier granted C.C. for Residential Tower-1,i.e., Wing-1A) & Wing-1B up to top of 25th floor (including LMR/OHT), Wing-1C up to the top of 14th floor, Tower-2 up to 18th floor (including LMR/OHT) is re-endorsed and further extended for Wing-1C up to top of 20th floor, Tower-2 up to 24th floor (including LMR/OHT) as per approved amended plans dated 12.10.2024.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

BP Special Cell K/W Ward Ward

Cc to :

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