



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/9454/BP(WS)/AP/FCC/7/Amend

COMMENCEMENT CERTIFICATE

To.

M/s Raheja Universal (Pvt) Ltd

Raheja Centre point, 294, C.S.T. road, Santacruz
(East) Mumbai - 400098

Sir,

With reference to your application No. **CHE/9454/BP(WS)/AP/FCC/7/Amend** Dated. **31 May 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 **31 May 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **000 C.T.S. No. 1965, 2053/ B, 2053/C,2053/C-1, 2053/D, 2053/E, 2055/B, 2055/C** Division / Village / Town Planning Scheme No. **ERANGAL** situated at **MADH MALAD 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 : 29 Jan 2008

Valid Upto : 28 Jan 2019

Application Number :

Remark :

Approved By

Issue On : 23 Oct 2018

Valid Upto : 22 Oct 2019

Application Number :

Remark :

This plinth C.C. is now re - endorsed upto top of stilt of Wing 'A' and top of basement of Wing 'B' as per last approved amended plans dtd. 31.08.2018.

Approved By

Issue On : 14 Sep 2022

Valid Upto : 13 Sep 2023

Application Number :

CHE/9454/BP(WS)/AP/CC/6/Amend

Remark :

The Plinth C.C. is granted for the work upto the top of Ground floor slab of Wing 'A' and Wing 'B' as per approved IOD plan dated 26.08.2022

Approved By

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

Executive Engineer

Issue On : 04 Jul 2023

Valid Upto : 03 Jul 2024

Application Number : CHE/9454/BP(WS)/AP/FCC/6/Amend

Remark :

The Plinth C.C. is now re-endorsed for the work upto top of Ground floor slab of Wing 'A' and Wing 'B' as per approved plan dtd. 15.06.2023.

Approved By

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

Executive Engineer

Issue On : 19 Jan 2024

Valid Upto : 13 Sep 2024

Application Number : CHE/9454/BP(WS)/AP/FCC/7/Amend

Remark :

This C.C is now granted for the building no. 09 comprising two wings designated as Wing 'A' and Wing 'B' having Wing 'A' comprising of Two level basement for parking + Lower ground for parking + upper Ground/Stilt for parking + 1st to 5th, 7th to 12th, 14th to 19th, 21st to 26th, 28th to 33rd & 35th upper floors for residential & 6th, 13th, 20th, 27th, 34th part floor for residential with refuge area with total height of 119.80m. and Wing 'B' comprising of 2 level basement for parking + Lower ground for parking + upper Ground for commercial purpose, Salon, shops, Mega Gym & Mega Mart + 1st floor for Triple height open commercial user, Cafe/, Club house, Co-Studio, gens & ladies toilets and Admin office + service floor + 2nd to 27th floors ONLY as per approved plan dtd. 15.06.2023 .



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

