



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-4112/BP(WS)/AR/FCC/5/Amend

#### COMMENCEMENT CERTIFICATE

To.

M/s. Kalpataru Retail Ventures Pvt. Ltd.

M/s. Kalpataru Retail Ventures Pvt. Ltd. 101,

Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E)

Mumbai 400 055

Sir,

With reference to your application No. **CHE/A-4112/BP(WS)/AR/FCC/5/Amend** Dated. **03 Apr 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 **03 Apr 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S.No. C.T.S. NOS 94B (pt), 94C (pt) & 94D (pt)** Division / Village / Town Planning Scheme No. **WADHWAN R/S** situated at **13.40mt wide DP Road Road / Street** in **R/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. **Asst.Engineer(B.P)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 13 Dec 2019 Valid Upto : 12 Dec 2020

Application Number : CHE/A-4112/BP(WS)/AR/CC/1/New

Remark :

This CC is granted for core portion only of Building no.1 part portion of wing A2 with staircase portion and part portion of wing B 2, B 3 with staircase portion (as per plan attached marked in red colour) upto top of plinth level i.e. zero FSI C.C. as per the approved plans for Zero FSI IOD dt. 10.12.2019.

Approved By  
Vinod K Kekan  
Executive Engineer

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Issue On : 20 Oct 2020 Valid Upto : 19 Oct 2021

Application Number : CHE/A-4112/BP(WS)/AR/FCC/1/New

Remark :

The full plinth CC is hereby re-endorse as per approved plan dated 10.12.2019.

Approved By  
Asst. Engineer (B.P) Shri.Abhijit Sankhe  
Assistant Engineer (BP)

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Issue On : 28 Mar 2021 Valid Upto : 27 Mar 2022

Application Number : CHE/A-4112/BP(WS)/AR/FCC/1/Amend

Remark :

The CC .s hereby reendorsed upto plinth level i.e. top of 4 th podium level (i.e 1st Habitable floor) as per amended plan approval dated 17.03.2021.

Approved By  
Asst. Engineer (B.P) Shri.Abhijit Sankhe  
Assistant Engineer (BP)

Issue On : 22 Nov 2021

Valid Upto : 21 Nov 2022

Application Number : CHE/A-4112/BP(WS)/AR/FCC/2/Amend

Remark :

The C.C. is hereby extended for Wing 'B' i.e. top of 33rd and the CC is re-endorsed upto plinth level i.e. top of 4th podium of Wing A i.e. 1st habitable floor as per plans approval dated 17.08.2021.

Approved By

Asst. Engineer (B.P) Shri.Abhijit Sankhe

Assistant Engineer (BP)

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Issue On : 10 Feb 2022

Valid Upto : 09 Feb 2023

Application Number : CHE/A-4112/BP(WS)/AR/FCC/3/Amend

Remark :

The CC is hereby extended for Wing -A- up to top of 21st Floor & Wing-B- full C.C. up to 39th Floor as per plans approval dated 17.08.2021.

Approved By

Asst. Engineer (B.P) . Shri. Abhijit B. Sankhe

Assistant Engineer (BP)

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Issue On : 27 Oct 2022

Valid Upto : 26 Oct 2023

Application Number : CHE/A-4112/BP(WS)/AR/FCC/4/Amend

Remark :

This C.C. is granted and extended further for Wing 'A' - up to top of 24th (pt) floor as per approved plans dated 17.08.2021.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

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Issue On : 06 Apr 2023

Valid Upto : 12 Dec 2023

Remark :

This C.C. is granted and extended further for entire work of Wing -A i.e. up to top of 39th floor + OHT & LMR as per approved amended plans dated 31.03.2023.

Digitally signed by Shivshant Sudhakar Rao Doke  
Date: 06 Apr 2023 18:59:58  
Organization : Brihanmumbai Municipal Corporation  
Designation : Assistant Engineer (BP)

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer . Building Proposal  
Western Suburb II R/S Ward Ward

Cc to :

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