



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-4280/2019/(169 And Other)/R/C Ward/FP/FCC/4/Amend

#### COMMENCEMENT CERTIFICATE

To.  
Shri. Dhiren Doshi Director of M/s. Dev Pooja  
Builders Pvt. Ltd.  
102, Sanghvi Villa, 75, S.V Road, Andheri (West),  
Mumbai-400058

Sir,

With reference to your application No. **P-4280/2019/(169 And Other)/R/C Ward/FP/FCC/4/Amend** Dated. **14 Dec 2019** 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 **14 Dec 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **169 ,170** C.T.S. No. **169 ,170** Division / Village / Town Planning Scheme No. situated at **18.30mtr. Wide Vasantrao Chougule Road and Junction of Two nos. of 9.00mtr. wide existing Road Road / Street in R/C 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. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 26 Oct 2020

Valid Upto : 25 Oct 2021

Application Number : P-4280/2019/(169 And Other)/R/C  
Ward/FP/CC/1/New

Remark :

This CC is granted upto 3 level Basement + stilt + 1st podium floor as per approved plan dt. 08.09.2020.

Approved By  
Vinod K Kekan  
Executive Engineer

Issue On : 08 Dec 2021

Valid Upto : 07 Dec 2022

Application Number : P-4280/2019/(169 And Other)/R/C  
Ward/FP/FCC/1/New

Remark :

This CC is granted and further CC is extended for building comprising of 3 level Basement (parking)+ stilt for two tier mechanized stack parking+ 1st podium floor for 2 tier mechanized stack parking+ 1st to 10th upper floors as per approved plans dated 12.08.2021.

Approved By  
Assistant Engineer (B.P.) R2 Paresh Panchal  
Assistant Engineer (BP)

Issue On : 17 Jan 2022

Valid Upto : 16 Jan 2023

Application Number : P-4280/2019/(169 And Other)/R/C  
Ward/FP/FCC/1/Amend

Remark :

This C.C is granted and further extended for building comprising of 3 level Basement for parking and ancillary services + stilt for two tier mechanized stack parking/Entrance lobby + 1st podium floor for 2 tier mechanized stack parking and Society office + 1st to 11th & 12th (pt) upper floors for Residential user as per approved plans dated 12.08.2021.

Issue On : 10 Jan 2023                      Valid Upto :              09 Jan 2024

Application Number :                      P-4280/2019/(169 And Other)/R/C  
Ward/FP/FCC/2/Amend

Remark :

This C.C. is granted and Further C.C. is extended for proposed building comprising of 3 level Basement + stilt /Entrance lobby + 1st podium floor + 1st to 13th & 14th (Pt) upper floors + LMR/OHT as per approved plans dated 26.12.2022.

Approved By  
SWAPNIL B. PATIL AE BP R-II  
Assistant Engineer (BP)

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Issue On : 24 Feb 2023                      Valid Upto :              23 Feb 2024

Application Number :                      P-4280/2019/(169 And Other)/R/C  
Ward/FP/FCC/3/Amend

Remark :

This C.C. is granted and Further C.C. is extended for entire proposed building comprising of 3 level Basement + stilt + 1st podium floor + 1st to 20th & 21st (Pt.) upper floors + LMR/OHT as per approved plans dated 15.02.2023.

Approved By  
SWAPNIL B. PATIL AE BP R-II  
Assistant Engineer (BP)

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Issue On : 30 May 2023                      Valid Upto :              25 Oct 2023

Application Number :                      P-4280/2019/(169 And Other)/R/C  
Ward/FP/FCC/4/Amend

Remark :

This C.C. is granted and further extended for building comprising of 3 level Basement + stilt + 1st podium floor + 1st to 21st upper floors + LMR/OHT as per approved plans dated 17.05.2023.



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II R/C Ward Ward

