



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No EB/1328/FS/A

**COMMENCEMENT CERTIFICATE**

To,  
M/s. Kalpataru Ltd.  
101, Kalpataru Synergy, Opp. Grand Hyatt, Vakola,

Sir,  
With reference to your application No. **EB/1328/FS/A** Dated. **5/1/2017** 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 **5/1/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **1/296(pt.)** Division / Village / Town Planning Scheme No. **Parel-Sewri** situated at **Genral nagesh marg** Road / Street in **F/South** 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. **DNYANESHWAR B CHHALLARE** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4/3/2018

Issue On : 5/3/2010

Valid Upto : 4/3/2018

Remark :

This C.C. is issued up to plinth level only for MCGM car parking bldg. and up to top of stilt for residential bldg.

Approved By  
Mr. Darade  
Executive Engineer

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Issue On : 5/4/2013

Valid Upto : 4/3/2018

Remark :

This CC is endorsed upto plinth level only (i.e. 0.30 mts above ground) for MCGM Car Parking Wing and Residential Wing and upto top of stilt slab (i.e. 3.30 mts) for HD Wing as per last amended approved plans dated 08/03/2013

Approved By  
C.H. kandalkar  
Executive Engineer

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Issue On : 7/3/2014

Valid Upto : 4/3/2018

Remark :

This CC is re-endorsed upto plinth level only (i.e. 0.30 mts above ground) for MCGM Car Parking Wing and Residential Wing and upto top of stilt slab (i.e. 3.30 mts) for HD Wing as per last amended approved plans dated 23/01/2014.

Approved By  
C.H. kandalkar  
Executive Engineer

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Issue On : 24/3/2014

Valid Upto : 4/3/2018

Remark :

This CC is further extended for the part portion marked A-B-C-D-E-F-G-H-I-J upto top slab of 7th podium level as per last amended approved plans dated 23/01/2014

Approved By

C.H. kandalkar  
Executive Engineer

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Issue On : 8/8/2014 Valid Upto : 4/3/2018

Remark :

This CC is further released for the remaining part upto 7th podium level except HD reservation wing as per last amended approved plans dated 23/01/2014

Approved By  
Mr. C. H. Kandalkar  
Executive Engineer

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Issue On : 27/10/2014 Valid Upto : 4/3/2018

Remark :

This CC is further extended for full CC for HD Wing as per last amended approved plans dated 23/01/2014

Approved By  
Mr. C. H. Kandalkar  
Executive Engineer

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Issue On : 31/3/2015 Valid Upto : 4/3/2018

Remark :

This CC is endorsed upto top slab of service floor immediately above 7th podium level, i.e. height of 29.85 mts above ground level as per last amended plans dated 31/12/2014

Approved By  
Mr. V. T. Khot  
Executive Engineer

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Issue On : 2/9/2015 Valid Upto : 4/3/2018

Remark :

This CC is further extended for wing 'A' of residential building upto top slab of 20th upper floor and upto plinth for club house above 7th podium, as per last amended approved plans dated 31/12/2014

Approved By

Mr. V. T. Khot  
Executive Engineer

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Issue On : 24/9/2015 Valid Upto : 4/3/2018

Remark :

This CC is further extended for column no C-17 of wing 'B' of residential building from 7th podium level to 20th upper floor as per last amended approved plans dated 31/12/2014

Approved By  
Mr. V. T. Khot  
Executive Engineer

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Issue On : 28/10/2015 Valid Upto : 4/3/2018

Remark :

This CC is further extended for residential wing 'B' upto 10th upper residential floor and fire-check floor above it and full CC for clubhouse, as per last amended approved plans dated 31/12/2014

Approved By  
Mr. V. T. Khot  
Executive Engineer

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Issue On : 26/2/2016 Valid Upto : 4/3/2018

Remark :

This CC is further extended for wing 'A' upto top slab of service floor i.e. ht. 111.75 mts. and wing 'B' upto top slab of 16th floor i.e. upto height of 94.20 mts., as per last amended approved plans dated 31/12/2014

Approved By  
Mr. D. B. Chhallare  
Assistant Engineer (BP)

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Issue On : 29/6/2016 Valid Upto : 4/3/2018

Remark :

This CC is further extended for wing 'B' upto top slab of service floor above 20th floor, i.e. height 111.75mts., as per last amended approved plans dated 02/05/2016

Approved By

Mr. D. B. Chhallare  
Assistant Engineer (BP)

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Issue On : 15/10/2016

Valid Upto : 4/3/2018

Remark :

This CC is further extended for wing 'A' & 'B' upto top slab of 34th floor, as per last amended approved plans dated 02/05/2016

Approved By  
Mr. D. B. Chhallare  
Assistant Engineer (BP)

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Issue On : 20/5/2017

Valid Upto : 4/3/2018

Remark :

This CC is further extended up to top of 39th floor of wing A & Wing B as per last amended plan dated 15.02.2017





Document certified by  
Dnyaneshwar B Chhallare  
<dbcstruct@yahoo.co.in>.

Name : Dnyaneshwar B  
Chhallare  
Designation : Assistant  
Engineer  
Organization : Municipal  
Corporation of Greater  
Mumbai  
Date : 20-May-2017 13:  
04:39

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

Assistant Engineer . Building Proposal  
City F/South Ward

Cc to :

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

