



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1344/M/E/337(NEW)

COMMENCEMENT CERTIFICATE

To,
Shri. Karan Kulchandani of K.K. Realty
CTs No. 197, Village Chembur, Mumbai-400071

For Karan & Sons Consultants Pvt. Ltd.



Director

Sir,
With reference to your application No. CHE/ES/1344/M/E/337(NEW) Dated. 2/3/2017 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 2/3/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 151 C.T.S. No. 197, 197/1-4 Division / Village / Town Planning Scheme No. CHEMBUR-E situated at Sevaram Devamal Marg Road / Street in M/E 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 (M)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/11/2016

Issue On : 10/11/2015

Valid Upto : 9/11/2016

Remark :

C.C. upto stilt slab as per approved plan dated 19.03.2015

Approved By
K.G. Shahdarpuri
Executive Engineer

Issue On : 8/3/2017

Valid Upto : 10/11/2017

Remark :

Further C.C. as per approved plan dated 17.02.2017 upto 9th floor (Part) for area of 65.00 sq.mts restricting for the area of 127.95 sq.mts on 9th floor.

Document certified by
Ramesh Nagbhushan
Kulkarni.

Name : Ramesh Nagbhushan
Kulkarni
Designation : Assistant
Engineer
Organization : Personal
Date : 08-Mar-2017 20:46:43

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

Assistant Engineer . Building Proposal

Eastern Suburb M/E Ward Ward

Cc to :

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/6742/BPES/AM

Sub	:	Proposed building on Plot No. 151 bearing CTS No. 197, 197/1 to 4 of village Chembur, Mumbai 400 071 for M/s K.K. Realty C.A. to owner.
Owner	:	M/s K. K. Realty C.A. to owner
Architect	:	Shri. H. P. Karani.
Last Approved plan	:	IOD Plans dated 19/03/2015 at Pg-433 to 453 for building comprising of Stilt + 1 st to 5 th upper + 6 th (part) upper floor.
Provisional I.O.D. upto Plinth / Provisional Plinth C.C.	:	Not obtained.
I.O.D. / Plinth C.C.	:	IOD dated 19/03/2015 at Pg-433 to 453 for building comprising of Stilt + 1 st to 5 th upper + 6 th (part) upper floor. C.C. upto Stilt Top Slab obtained on 10/11/2015 as per approved IOD plans dated 19/03/2015 at Pg-1487.
C.C. valid upto	:	09/11/2016 as at Pg-1487.
Does Compound Wall exist?	:	Yes.
Is demarcation from D.I.L.R. / City Survey required?	:	No.
Are open Spaces available as shown on the sanctioned plans?	:	Yes with minor variations in FOS.
Is the Plinth constructed 2' above ground levels?	:	Plinth is constructed 0.15 m above Ground Level, as Stilt is proposed.
Plinth Checking Plan	:	Submitted at Pg-1651.
Are there any temporary or permanent structures beyond those shown on the sanctioned plans? If so, they should be shown on a sketch.	:	No.
Are the structures required to be demolished as per sanctioned plans, actually demolished?	:	Yes.
Is a separate water connection taken for construction purposes or whether well water is utilized for construction purposes?	:	Tanker Water is used for construction purpose.
Is set back land handed over to the Ward staff? If FSI advantage of the same is taken?	:	Road Setback as per SRDP 1991 is not handed over to MCGM. FSI advantage to the extent of 137.05 Sq. Mt. is not taken for approval of IOD plans dated 19/03/2015. The C.C. to be granted as per the policy circular dated CHE/DP/TAC-01/20279/GEN dated 20/10/2014.
Is any basement constructed? Is it as per approved plan?	:	N.A.
Are structural detailed plans submitted?	:	Yes. Structural Detailed Drawings are submitted at Pg-479 to 497.
Other remarks	:	Structural Stability Certificate for the work done upto Plinth is submitted at Pg-1521.

	Remarks by Architect / L.S.	Remarks by S.E.
A.	Balance conditions of IOD dated 19/03/2015 to be complied with before Plinth C.C.:	
19.	That the notice under sec 347 (1) (a) of the Mumbai Municipal Corporation	Requisite notice submitted at Pg-951 to 952 Yes.

20.	That this office will not be intimated in prescribed proforma for checking the open spaces and building dimension as soon as the work upto plinth is completed.	Requisite intimation submitted at Pg-955 to 957.	Yes.
55.	That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth from the licensed Structural Engineer.	Submitted at Pg-1653.	Yes.
B.	Conditions of IOD dated 19/03/2015 to be complied with before Further C.C.:		
1.	That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.	Civil Aviation Remarks from A.E. (Survey) E.S. are submitted at Pg-1511 for permissible height of 50.00 m AMSL and site elevation certified as 3.80 m A.M.S.L. The proposed height of the building upto top of OHWT is 32.55 m A.G.L. + 3.80 m = 36.35 m A.M.S.L.	Yes.

There are some minor variations in FOS found available at site. The FOS found available at site is less by 0.20 m, but the same is adequate as per Reg 29(5) Table 10A-3. The Open Spaces in Front side shall be rectified and incorporated in the subsequent building plans to be submitted for approval. It is requested to grant Full C.C. as per the approved IOD Plans dated 19/03/2015.

This is to certify that the information filled is true and correct to the best of my Knowledge.

Architect / Licensed Surveyor

Signature: 
Name: Shri. H. P. Karani

A.E. (B.P.) M

Site is visited on 17/05/2016 along with Architect for verification of plinth dimensions and open spaces; and found correct as declared with minor variations in FOS. The FOS obtained is deficit by 0.20 m. Besides, there are minor variations in the column arrangement and Architect has agreed to incorporate the same in subsequent amendments of building plans. The Plot is also affected by Road setback as per SRDP 1991. The Road setback is not yet handed over to MCGM. As per policy circular u/no. CHE/DP/TAc-01/20279/GEN dated 20/10/2014, the C.C. of T.D.R. potential as applicable may be released in addition to 50% C.C. of the permissible BUA. In this case, C.C. to the extent of $(756.050 \times 50\%) = 378.025$ Sq. Mt. say 380.00 Sq. Mt. will be restricted out of the Total proposed BUA of 1270.04 Sq. Mt. As such, further C.C. to the extent of $1270.04 - 380.00 = 890.04$ Sq. Mt. can be granted. However, it is proposed to grant further C.C. restricted upto 4th upper floors for BUA of 882.10 Sq. Mt. as per approved IOD plans dated 19/03/2015.

In view of above, it is requested to grant further C.C. upto 4th upper floors for building with composition of Stilt+ 1st to 4th upper floors as per approved IOD plans dated 19/03/2015, if agreed please.

Submitted Please.


S.E. (B.P.) M-I

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6742 /BPES/AM/E 10 NOV 2015
COMMENCEMENT CERTIFICATE

To,
M/S. K. K. Realty
C.A. to owner

Sir,

With reference to your application No. 884 dt. 16/12/2013

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. — on plot No. 151 C.T.S.No. 197, 197/1 to 4 Divn Village / Town Planning Scheme No. Chembur situated at Road / Street — Ward M/E. the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.

3
KAPRI & SANGHVI DESIGNERS
1st floor, Kothari Niwada,
Sanatorium Lane, Ghatkopar (W),
Mumbai - 400 084. 10/11/16
Original REV 30/11/16
COPY

G25-229

-2-

- 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 K.G. Shahdad Puri Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 09 NOV 2016

C.C. UP to Stilt Slab as per approved Plan dtd. 19/03/2015

COPY to owner

M/S. K.K. Realty

C.A. to owner

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


10/11/15

Executive Engineer (Building Proposal)
Eastern Suburbs -I

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6742 /BPES/AM/E 10 NOV 2015
COMMENCEMENT CERTIFICATE

To,
M/S. K. K. Realty
C.A. to owner

Sir,

With reference to your application No. 884 dt. 16/12/2013

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.

— on plot No. 151 C.T.S.No. 197, 197/1 to 4 ~~Divn~~ Village / Town
Planning Scheme No. Chembur situated at Road / Street — Ward
M/E the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
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Gen - 229

-2-

- 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 him.

The Municipal Commissioner has appointed Shri K. G. Shahdad Puri Executive Engineer to exercise his powers and functions of the planning Authority under section 23 of the said Act.

The C.C. is valid upto 03 NOV 2016

C.C. UP to Stilt Slab as per approved Plan dtd- 19/03/15

COPY TO OWNER

M/S. K.K. Realty
C.A. to owner

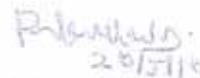
For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai



Executive Engineer (Building Proposal)
Eastern Suburbs - I

CEI 6742.18PES/17 26 MAY 2016

C.C. upto 4th upper floors for building with composition of
stilt + 1st to 4th upper floors as per approved FOD plans
dated 19/03/2015.



Assistant Engineer Building Proposal
Eastern Suburbs 'ME' & 'MW' Ward