

# SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1506/FN/PL/AP

COMMENCEMENT CERTIFICATE

4 OCT 2005

To,

Prithviraj Sanghvi, Sanghvi Premises Pvt Ltd.

1<sup>st</sup> floor, Veeraj Chambers,  
46, Chwhaji Patel Street, Fort, Mumbai-400004.

Sir,

With reference to your application No. 5299 dated 16.08.2005 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 69, 70, 71 \*\* of village Matunga Divn. T.P.S. No. \_\_\_\_\_ ward F-N situated at for Shiv Ganesh C.H.S. (Prop) \*\* 1/71, 72, 73, 74, 2A/75, 2/75(pt), 76, 77 & 78 of Matunga Divn

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/951/FN/PL/LOT dt. 29.06.2005 IOA U/R No. SRA/1506/FN/PL/AP dt. 02.09.2005 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri. M.R. Patil

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth for rehab & sale wing only (without podium) except rehab tenement no. & 7 & 8 and sale shop of North-East corner of sale wing.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

4 OCT 2005  
Executive Engineer (SRA) - II  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/1506/FN/PL/AP.

1 JUN 2006

This C.C. is further extended upto full height -  
by regularisation of unit No 7 & 8  
(i.e. Gr + 6<sup>th</sup> floor (part) on west side of staircase of Wing  
'B' as per approved plan dt 24/9/2005 for the portion marked  
A to K on plan @ p. 371 of IDA file.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
16/6/06

SRA/ENG/1506/FN/PL/AP.

3 DEC 2007

This C.C. is re-enclosed as per amended plan dt. 16/11/07  
by regularisation the work carried out of porseron oler  
than the part 'A' to K of rehab bldg C (i.e. Basement + upper  
Gr + 7 upper floors) & up to 7<sup>th</sup> floor of sale wing only.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
31/12/07

SRA/ENG/1506/FN/PL/AP 28 MAY 2009

This C.C. is further extended upto 7<sup>th</sup> to 10<sup>th</sup>  
upper floors of sale wing 'A' as per approved &  
amended plans dated 16/11/07.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
28/5/09

SRA/ENG/1506/FN/PL/AP.

26 APR 2011

This C.C. is extended upto full height (lower ground +  
upper ground + 4 upper floors) of part portion of rehab  
wing 'B' (i.e. <sup>the portion at</sup> east side of staircase by regularizing  
the work carried out as per amended plans.  
dated 26.4.2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
26/4/11

SRA/ENG/1506/FN/PL/AP

26 MAY 2011

This C.C. is further extended from 10<sup>th</sup> to 12<sup>th</sup> floor and  
13<sup>th</sup> (pt) floor for the portion marked red on plan at  
Pg. 1313, as per approved amended plans dated  
26.4.2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
26/5/11

SRA/ENG/1506/FN/PL/AP **23 JUN 2014**  
This c.c. is re-endorsed for construction of lower ground + upper ground + 1<sup>st</sup> to 7<sup>th</sup> upper floor of rehab wing 'B' (excepting part portion of 5<sup>th</sup> floor at east side of staircase) and lower ground + upper ground + 1<sup>st</sup> to 12<sup>th</sup> + 13<sup>th</sup> part floor & podium at upper ground level for sale wing 'A' as per approved amended plans dtd 23.06.2014 by regularizing the works of podium of sale wing 'A' carried out beyond c.c.

*Full* 23/06  
**Executive Engineer**  
Slum Rehabilitation Authority

SRA/ENG/1506/FN/PL/AP **22 MAR 2017**  
This c.c. is re-endorsed and further extended for the entire composite building rehab wing 'B' & sale wing 'A' i.e. for lower ground basement + upper ground floor + 1<sup>st</sup> to 4<sup>th</sup> + 5<sup>th</sup> (pt) to 7<sup>th</sup> (pt) upper floor + LMR + OHT for rehab wing 'B' and lower ground basement + upper ground & podium at upper ground floor beyond building line + 1<sup>st</sup> to 14<sup>th</sup> + 15<sup>th</sup> (pt) & 16<sup>th</sup> (pt) + LMR + OHT for sale wing 'A' as per the approved amended plans dtd. 20.03.2017.

*R. K. Singh* 22/3/17  
**Executive Engineer**  
Slum Rehabilitation Authority

SRA/ENG/1506/FN/PL/AP **24 JUN 2020**  
This C.C. is Further extended upto full height i.e. upto 19th (Pt.) upper floors + LMR + OHWT as per approved amended plans dtd. 11/02/2020.

*S. S. Singh* 24.6.2020  
**Executive Engineer**  
Slum Rehabilitation Authority