MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/4170/P/N/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. JPV Realtors Pvt.Ltd.
7th & 8th Floor, Jet Prime, Suren Road, Near WEH Metro Station, Andheri – Kurla Road, Andheri (East), Mumbai-400093.

Sir,

With reference to your application No. **CHE/WSII/4170/P/N/337(NEW)/FCC/3/Amend** Dated. **14 Jan 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 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **-** C.T.S. No. **307/86 & 307/87** Division / Village / Town Planning Scheme No. **VALNAI** situated at **Sai Baba Park, Evershine Nagar, Off. Link Road.** Road / Street in **P/N 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. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/9/2020

Issue On : 01 Oct 2019 Valid Upto : 30 Sep 2020

Application Number : CHE/WSII/4170/P/N/337(NEW)/CC/1/New

Remark :

This C.C. is now granted up to plinth level as per Zero FSI IOD plans dt. 27.12.2018.

Approved By

Shri Anil P. Dhiwar (EE-WS 2) P ward

Executive Engineer

Issue On : 14 Jul 2020 Valid Upto : 13 Jul 2021

Application Number : CHE/WSII/4170/P/N/337(NEW)/FCC/1/New

Remark :

This CC is now endorsed for the entire work of building comprising of Ground (pt.) + Stilt (pt.) + 1st to 4th + 5th (pt.) upper floors as per approved plans dated. 12.03.2020

Approved By

Assistant Engineer(BP) P Ward

Assistant Engineer (BP)

Issue On : 17 May 2021 Valid Upto : 16 May 2022

Application Number : CHE/WSII/4170/P/N/337(NEW)/FCC/1/Amend

Remark :

This further CC is now endorsed for vertical extension from 5th (pt) to 8th(pt) i.e. Ground (pt.) + Stilt (pt.) + 1st to 7th & 8th (pt.) residential upper floors as per last approved amended plans dtd. 07.04.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 31 Jan 2022 Valid Upto : 30 Jan 2023

Application Number : CHE/WSII/4170/P/N/337(NEW)/FCC/2/Amend

Remark :

This FCC is now granted for entire work of building comprising Ground (pt.) + Stilt (pt.) + 1st to 11th residential upper floors as per approved plans dated 04.01.2022.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 08 May 2023 Valid Upto : 30 Sep 2023

Application Number : CHE/WSII/4170/P/N/337(NEW)/FCC/3/Amend

Remark :

This C.C is now granted for the entire work of building comprising of Ground (pt.) + Stilt (pt.) + 1st to 14th & 15th (pt.) residential upper floors including LMR/OHT as per approved amended plan dated 16.03.2023.

Digitally signed by HARESH CHANDIRAM BHAGAT
Date: 08 May 2023 20:12:38
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 P/N Ward Ward

Cc to :

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