



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-17708/2023/(124 And Other)/R/S Ward/AKURLI-R/S/FCC/3/Amend



COMMENCEMENT CERTIFICATE

To.
M/s. Godrej Properties Ltd.
Godrej One, 5th floor, Pirojshanagr, Eastern Express
Highway, Vikhroli(E), Mumbai - 400 079.

Sir,

With reference to your application No. **P-17708/2023/(124 And Other)/R/S Ward/AKURLI-R/S/FCC/3/Amend** Dated. **30 Jun 2023** 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 **30 Jun 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7** Division / Village / Town Planning Scheme No. **AKURLI-R/S** situated at **Akurli Road / Street in R/S 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. **Asst.Engineer (B.P.) R-1** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 25 Jan 2024

Valid Upto : 24 Jan 2025

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/CC/1/New

Remark :

This C.C. is granted for work upto Plinth level only for Phase 1A as per approved Phase Programme dt. 24.01.2024 and approved IOD plans dt. 18.01.2024.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 26 Mar 2024

Valid Upto : 25 Mar 2025

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/CC/1/Amend

Remark :

This C.C. is re-endorsed for work upto plinth level for Wing -1 with Part Portion of Phase-1A and grant C.C. up to Plinth level for Wing 3, 4 and 5 of Phase-3, as per approved Phase Programme dtd. 24.01.2024 and approved amended plans dtd. 22.03.2024.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 23 Oct 2024

Valid Upto : 22 Oct 2025

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/CC/2/Amend

Remark :

This C.C. is re-endorse upto plinth level for Wing 1, 3, 4 & 5 and grant C.C. upto plinth level only for Wing 2 as per approved amended plans dtd. 22.10.2024.

Approved By

Issue On : 20 Mar 2025

Valid Upto : 19 Mar 2026

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/CC/3/Amend

Remark :

This C.C. is reendorsed granted for work upto plinth level only for the Wing 1, 2, 3, 4 and 5 as per approved amended plans dtd. 24.02.2025.

Approved By

Shri Santosh U. Raut EE (B.P.) WS-II R-1 Ward

Executive Engineer

Issue On : 26 Mar 2025

Valid Upto : 25 Mar 2026

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/FCC/1/New

Remark :

This C.C. is extended further for Wing 1 comprising of Lower Ground + Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 52nd upper residential floors + LMR & OHT, Wing 3 & 4 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 51st upper residential floors + LMR & OHT, Wing 5 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 25th upper residential floors and re-endorsed for Retail & Wing 2 up to Plinth level as per approved amended plans dated 24.02.2025.

Approved By

Asst.Engineer(B.P.)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 06 Jun 2025

Valid Upto : 05 Jun 2026

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/FCC/1/Amend

Remark :

This C.C. is extended further for Wing no 2 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for

part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 28th upper floors & CC for Retail Portion (i.e. up to Lower Ground + Top slab of Upper Ground) and Wing 4 & 5 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 27th upper residential floors and re-endorsement C.C for Wing 1 up to 52nd floors (Terrace, to the top of OHT and LMR) and Wing No. 3, up to 51st floors, (Terrace, to the top of OHT and LMR), as per approved amended plans dated. 24.02.2025.

Approved By

Asst.Engineer (B.P.) R-1

Assistant Engineer (BP)

Issue On : 07 Jul 2025

Valid Upto : 06 Jul 2026

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/FCC/2/Amend

Remark :

This C.C. is extended further for Wing No. 2, 4 & 5 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 35th upper floors and re-endorsement C.C for Retail Portion (i.e. up to Lower Ground + Top slab of Upper Ground), Wing 1 up to 52nd floors (Terrace, to the top of OHT and LMR) and Wing No. 3, up to 51st floors, (Terrace, to the top of OHT and LMR), as per approved amended plans dated. 24.02.2025.

Approved By

Asst.Engineer (B.P.) R-1

Assistant Engineer (BP)

Issue On : 21 Aug 2025

Valid Upto : 24 Jan 2026

Application Number : P-17708/2023/(124 And Other)/R/S
Ward/AKURLI-R/S/FCC/3/Amend

Remark :

This C.C. is extended further for C.C Wing No. 2 & 5 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 37th upper floors, and Wing No. 3, comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 52nd upper floors (Terrace, to the top of OHT and LMR), Wing No. 4 comprising of Upper Ground + 1st Podium + 2nd to 6th podiums for part Parking and part residential + 7th top podium part for residential and part for Amenity + 8th service floor + 9th to 38th upper floors, and re-endorsement C.C for Retail Portion (i.e. up to Lower Ground + Top slab of Upper Ground), Wing 1 up to 52nd floors (Terrace, to the top of OHT and LMR) as per approved amended plans dated. 18.08.2025.



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb II R/S Ward Ward

Cc to :

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

