



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/3429/G/N/A - FCC 6

COMMENCEMENT CERTIFICATE

To.

M/s. Twenty Five South Realty pvt ltd.

Hindoostan Mills Compound, Kashinath Dhuri Marg,

Patilwadi, Off Veer Savarkar Road, Prabhadevi,

Mumbai – 400025

Sir,

With reference to your application No. **EB/3429/G/N/A - FCC 6** Dated. **22 Feb 2018** 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 **22 Feb 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **F.P.no. 1211** Division / Village / Town Planning Scheme No. **Mahim** situated at **Yadav Patil Marg off. Veer Savarkar Marg** Road / Street in **G/North** 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.Eng.(BP)City I A,B 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 9/11/2015

Issue On : 10 Nov 2015

Valid Upto : 09 Nov 2015

Application Number :

Remark :

The CC is issued up to top slab of basement level (i.e. Plinth CC)

Approved By

-

Issue On : 17 Jan 2017

Valid Upto : 09 Nov 2017

Application Number :

Remark :

This CC is further issued & endorsed up to top of podium (i.e. top of 6th podium) as per amended plan dated 27/10/2017

Approved By

-

Issue On : 15 Nov 2017

Valid Upto : 15 Nov 2018

Application Number :

Remark :

This C.C. is endorsed up to top of the podium (i.e. up to top of 7th podium) as per last approved amended plans dated 25.10.2017.

Approved By

-

Issue On : 03 Feb 2018

Valid Upto :

09 Nov 2018

Application Number :

Remark :

This C.C. is endorsed up to top of Service floor(i.e. up to +34.20mtr level) as per last approved amended plans dated 25.10.2017.

Approved By

-

Issue On : 22 Jun 2018

Valid Upto :

21 Jun 2019

Application Number :

Remark :

This C.C.is further issued and endorsed up to top of 19th floor i.e. up to 104.40 Mt. height of wing A only as per last approved amended plan dated 01.06.2018.

Approved By

-

Issue On : 09 Jul 2018

Valid Upto :

08 Jul 2019

Application Number :

Remark :

This C.C. is further issued up to top of 36th floor i.e. up to 169.20M height of wing A only as per last approved amended plan dated 01.06.2018.

Approved By

-

Issue On : 16 Mar 2020

Valid Upto :

09 Nov 2020

Application Number :

EB/3429/G/N/A - FCC 6

Remark :

This C.C is hereby extended for full work of wing 'A' i.e up to LMR top above 47th floor and further re-endorsed upto top of service floor i.e 34.20m for wing 'B' and 'C' as per last approved plans dated 02.03.2020

Cc to :

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

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

Assistant Engineer . Building Proposal

City G/North Ward

