



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2736/2019)/R/C Ward/FP/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
M/S Unique Shanti Developers LLP
Harsha Plaza, 1st floor, 100' Road, Opp. Sector
2, Mira Road (East), Dist. Thane

Sir,

With reference to your application No. **P-2736/2019)/R/C Ward/FP/FCC/2/Amend** Dated. **11 Jul 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 **11 Jul 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **23** C.T.S. No. **275** Division / Village / Town Planning Scheme No. **-1** situated at **18.30 mtrs wide 17th T.P.Road Road / Street in R/C 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. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 11/7/2022

Issue On : 12 Jul 2021

Valid Upto : 11 Jul 2022

Application Number : P-2736/2019)/R/C Ward/FP/CC/1/New

Remark :

This CC is granted up to plinth level of Ground floor (part) + (part) stilt slab level for Entrance lobby, 3 tier parking with pit/stack arrangement & (part) stilt with 8.75 mtrs height with pit of 4.45 mtrs below ground to accommodate the pit/puzzle parking as per approved plans dt. 25.02.2020.

Approved By

Vinod K Kekan

Executive Engineer

Issue On : 22 Dec 2021

Valid Upto : 21 Dec 2022

Application Number : P-2736/2019)/R/C Ward/FP/FCC/1/New

Remark :

This C.C is granted and further C.C is extended for the building comprising of Ground floor (part) + (part) stilt slab level & (part) stilt with 8.75 mtrs height with pit of 4.45 mtrs below ground for pit/puzzle parking+ 1st to 5th floor as per approved IOD plans dtd. 25.02.2020

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

Issue On : 28 Mar 2022

Valid Upto : 27 Mar 2023

Application Number : P-2736/2019)/R/C Ward/FP/FCC/1/Amend

Remark :

This CC is granted and further CC is now extended for Building comprising of Ground(part) + (part) Stilt slab & (part) Stilt with height of 8.75m with pit depth of 4.45 mtrs below ground for pit/puzzle parking + 1st to 7th upper floors + (part) 8th floor as per amended approved plans dated 04.01.2022.

Approved By

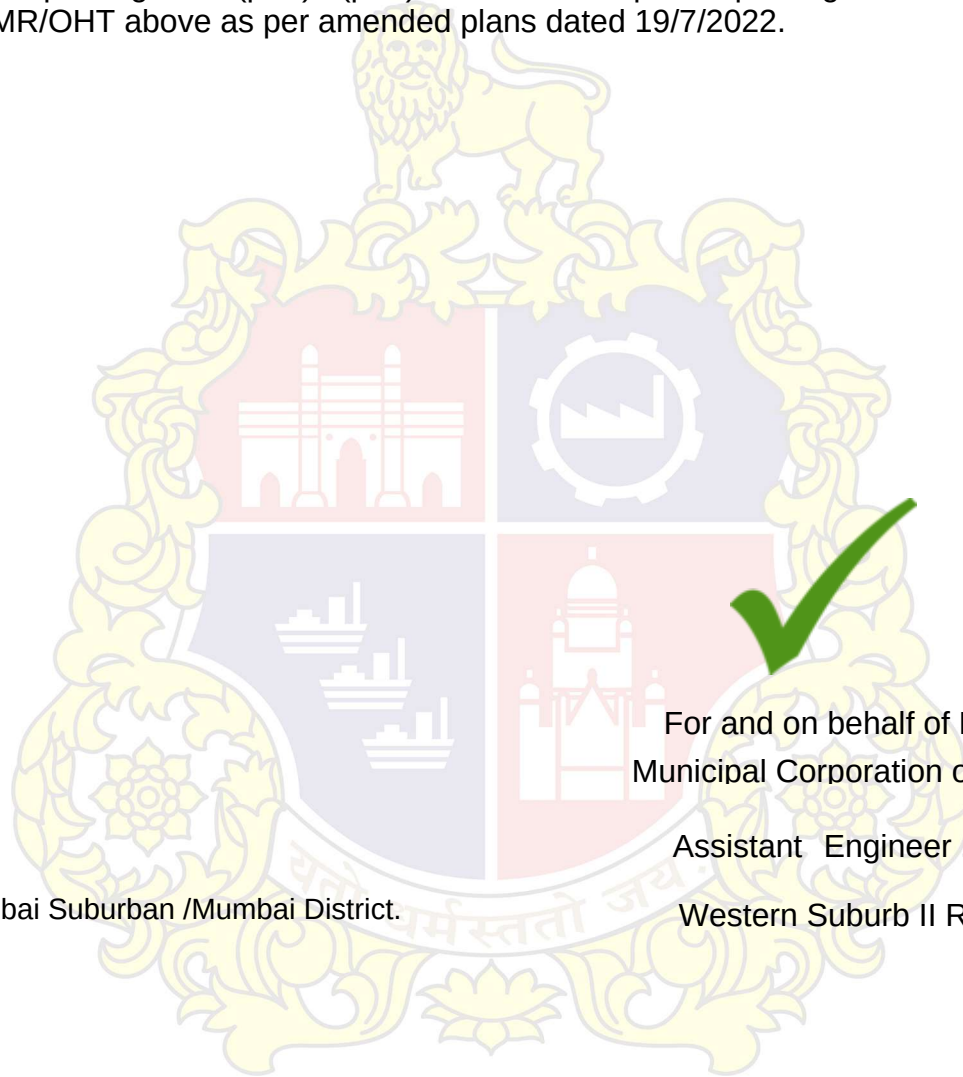
Issue On : 26 Jul 2022

Valid Upto : 11 Jul 2023

Application Number : P-2736/2019)/R/C Ward/FP/FCC/2/Amend

Remark :

This C.C. is granted and Further C.C. is extended for entire work of proposed building comprising of Ground(part) + Stilt(part) with pit/puzzle parking + 1st (part)+ (part) 1st as void for puzzle parking + 2nd to 9th floor for Residential user with LMR/OHT above as per amended plans dated 19/7/2022.



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer . Building Proposal
Western Suburb II R/C Ward Ward

Cc to :

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