



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0790/R/S/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,
MR. JIGAR P. VORA DIRECTOR OF M/S. JPV
REALTORS PVT. LTD.
1, Bharat Villa , Bhogilal Fadia road, Kandivali west
Mumbai-400067

Sir,

With reference to your application No. **CHE/WSII/0790/R/S/337(NEW)/FCC/3/Amend** Dated. **09 Jul 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 **09 Jul 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. 15,15/1 to 8** Division / Village / Town Planning Scheme No. **MALAD (N) R/S** situated at **Mathuradas Road, Kandivali(W)** 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)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 04 Mar 2020

Valid Upto : 03 Mar 2021

Application Number : CHE/WSII/0790/R/S/337(NEW)/CC/1/New

Remark :

This CC is granted upto(Part) Plinth + (Part) Stilt as per approved Phase Programme dated 02.03.2020 (Phase I) as per approved IOD plan dated 07.01.2020.

Approved By

Vinod K Kekan

Executive Engineer

Issue On : 05 Apr 2021

Valid Upto : 04 Apr 2022

Application Number : CHE/WSII/0790/R/S/337(NEW)/FCC/1/New

Remark :

The CC for Ground floor (pt) shopping + bank + part stilt for parking + 1st to 5th level podium as per approved Phase Programme dated 02.03.2020.

Approved By

Asst. Engineer (B.P) Shri.Abhijit Sankhe

Assistant Engineer (BP)

Issue On : 28 Jul 2022

Valid Upto : 27 Jul 2023

Application Number : CHE/WSII/0790/R/S/337(NEW)/FCC/1/Amend

Remark :

This C.C. is granted and extended further for proposed Building comprising of Part Stilt + Part Ground (BUA - 262.72 Sq.Mt.)+ 1st to 5th Podium (Part)+ Wing B - 1st to 3rd upper floors (BUA - 641.97 Sq.Mt.) as per approved Phase Program dtd. 17.06.2022.

Approved By

Issue On : 17 Mar 2023

Valid Upto :

16 Mar 2024

Application Number :

CHE/WSII/0790/R/S/337(NEW)/FCC/2/Amend

Remark :

This C.C. is granted for work upto Plinth level for remaining part of Ground floor as per approved Phase Program dtd. 17.06.2022 (Phase -IV) & as per approved amended plans dtd. 07.01.2020.

Approved By

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

Executive Engineer

Issue On : 03 Aug 2023

Valid Upto :

03 Mar 2024

Application Number :

CHE/WSII/0790/R/S/337(NEW)/FCC/3/Amend

Remark :

This C.C. is extended for entire work of building comprising of Wing 'A' & Wing 'B' having (part) Ground floor + (part) Stilt + 5 level podium [for parking] and Wing 'A' 1st to 3rd floors and part 4th floor & Wing 'B' 1st to 3rd floors i.e. as per Phase V of approved Phase Programme dtd.17.06.2022 and approved plans dtd. 07.01.2020.





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

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II R/S Ward Ward

