



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1479/G/N/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,
M/S. URBANIA REALTY LLP
112, AARAM NAGAR PART 2, VERSOVA,
ANDHERI (W), MUMBAI-400061

Sir,

With reference to your application No. **CHE/CTY/1479/G/N/337(NEW)/FCC/3/Amend** Dated. **02 Jan 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 **02 Jan 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **140A, 140, 139 & 139A** C.T.S. No. **1/1850, 1850, 1849 & 1/1849** Division / Village / Town Planning Scheme No. **MAHIM** situated at **PANDURANG NAIK MARG AND DR. MADHUKAR B RAUT ROAD** 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. **Shri Vaibhav Bhargav Gandhi**
AE BP CITY VII Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/10/2018

Issue On : 30 Oct 2017

Valid Upto : 30 Oct 2018

Application Number :

Remark :

This CC is issued upto plinth Level only as per IOD Dated 7-1-17

Approved By

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Issue On : 04 Oct 2018

Valid Upto : 03 Oct 2019

Application Number :

Remark :

The plinth C.C. is endorsed as per amended approval dated 20/03/2018.

Approved By

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Issue On : 26 Mar 2019

Valid Upto : 25 Mar 2020

Application Number :

CHE/CTY/1479/G/N/337(NEW) - FCC 2

Remark :

This CC is granted beyond plinth level upto 6th floor podium level only.

Approved By

Executive Engineer (Naresh M. Hamand)

Executive Engineer

Issue On : 05 Sep 2019

Valid Upto :

04 Sep 2020

Application Number :

CHE/CTY/1479/G/N/337(NEW)/FCC/2/Amend

Remark :

This CC is further extended upto 12th floor for RCC Frame work only as per amended plan dtd 20.03.2018.

Approved By

Vaibhav B.Gandhi Asst. Engg.(BP)City VII
G/North

Assistant Engineer (BP)

Issue On : 01 Oct 2020

Valid Upto :

30 Sep 2021

Application Number :

CHE/CTY/1479/G/N/337(NEW)/FCC/2/Amend

Remark :

This C.C. is further extended upto top of 16th floor for RCC Framework only as per the last amended approved plans dated 20/03/2018.

Approved By

Shri Vaibhav Bhargav Gandhi
AE BP CITY VII

Assistant Engineer (BP)

Issue On : 08 Jan 2021

Valid Upto :

29 Oct 2021

Application Number :

CHE/CTY/1479/G/N/337(NEW)/FCC/3/Amend

Remark :

This CC is further extended upto top of 23rd floor (i.e 91.35mt height) for RCC Framework only as per amended approval dated 20.03.2018 (Note. "Sale flat on 20th floor Flat No 2004 & 22nd floor Flat No 2201 is lien in the name of MCGM" as per Estate NOC dtd 28.12.2020).

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

City G/North Ward

