



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0863/R/C/337(NEW)/FCC/3/Amend

#### COMMENCEMENT CERTIFICATE

To.

Shri. Jayesh Shah of M/s UNIQUE SHANTI  
DEVELOPERS LLP, CA to Borivali Yashprabha  
CHSL.

Hrash Plaza 1st Floor, Poonam Vihar Complex ,Mira  
Road East Mumbai

Sir,

With reference to your application No. **CHE/WSII/0863/R/C/337(NEW)/FCC/3/Amend** Dated. **15 Jan 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 **15 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. NA** Division / Village / Town Planning Scheme No. **BORIVALI-R/C** situated at **NA 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. **Assistant Engineer (B.P.) R2 Paresh Panchal** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

Issue On : 27 Feb 2017

Valid Upto : -

Application Number :

CHE/WSII/0863/R/C/337(NEW) - CC

Remark :

The CC is granted upto Stilt height.

Approved By

EE

Executive Engineer

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Issue On : 15 Mar 2019

Valid Upto : 14 Mar 2020

Application Number :

CHE/WSII/0863/R/C/337(NEW)/FCC/1/New

Remark :

FCC for Proposed Bldg. comprising of Gr (pt) for shops + Stilt (pt) + 1st (pt) for business offices + 1st (pt) to 4th level podium for parking spaces + service floor + 1st to 11th upper residential floors as per approved Amended Plans dtd. 12.03.2019.

Approved By

Navnath S. Ghadge

Assistant Engineer (BP)

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Issue On : 31 Jul 2019

Valid Upto : 30 Jul 2020

Application Number :

CHE/WSII/0863/R/C/337(NEW)/FCC/1/Amend

Remark :

This CC is granted and re-endorse for Bldg. comprising of Gr (pt) for shops + Stilt (pt) + 1st (pt) for shops + 1st (pt) to 4th level podium for parking spaces + service floor + 1st to 11th upper residential floors as per approved Plans dtd. 22.07.2019.

Approved By

Issue On : 15 Feb 2020

Valid Upto : 14 Feb 2021

Application Number : CHE/WSII/0863/R/C/337(NEW)/FCC/2/Amend

Remark :

This CC is granted and further extended for building comprising of Gr (pt) for shops + Stilt (pt) + 1st (pt) for shops + 1st (pt) to 4th level podium for parking+ service floor + 1st to 13th upper floors as per approved Amended Plans dtd.28.01.2020.

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

Issue On : 07 Jul 2020

Valid Upto : 26 Feb 2021

Application Number : CHE/WSII/0863/R/C/337(NEW)/FCC/3/Amend

Remark :

This CC is granted and further extended for entire work for proposed building comprising of Gr (pt) for shops + Stilt (pt) + 1st (pt) for shops + 1st (pt) to 4th level podium for parking spaces + service floor + 1st to 14th upper floors as per approved amended plans dtd. 28.01.2020.

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/C Ward Ward

