



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1821/T/337(NEW)/FCC/5/Amend

COMMENCEMENT CERTIFICATE

To.

Shri. Ajay Pratap Ashar of M/s. Ashar Realtors
Ashar IT park, ground floor , road no 16-Z, Wagle
Estate , near Agriculture office , Thane (W)-
400604.

Sir,

With reference to your application No. **CHE/ES/1821/T/337(NEW)/FCC/5/Amend** Dated. **06 Dec 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 **06 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **18-B** Division / Village / Town Planning Scheme No. **MULUND-W** situated at **Balrajeshwar Road Road / Street in T 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. **AE BP S&T 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 6/4/2017

Issue On : 07 Apr 2016

Valid Upto : 06 Apr 2017

Application Number : CHE/ES/1821/T/337(NEW)/CC/1/New

Remark :

C.C. upto plinth for wing A & B as per approved plans dtd. 04/01/2016

Approved By
A.G Tambewagh
Executive Engineer

Issue On : 02 Mar 2017

Valid Upto : 06 Apr 2017

Application Number : CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark :

Further full C.C. as per approved plan dtd.04/01/2016 for wing 'A' only.

Approved By
J C Siddhpura
Assistant Engineer (BP)

Issue On : 14 Jul 2017

Valid Upto : 06 Apr 2018

Application Number : CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark :

C.C. up to 5th Floor for wing- A, as per the approved amended plans dtd.26/05/2017.

Approved By
J C Siddhpura
Assistant Engineer (BP)

Issue On : 01 Sep 2017

Valid Upto :

06 Apr 2018

Application Number :

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark :

Further full C.C. for wing-A, as per approved amended plans dtd.26/05/2017

Approved By

J. C. Siddhpura

Assistant Engineer (BP)

Issue On : 21 Mar 2018

Valid Upto :

06 Apr 2018

Application Number :

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark :

Re endorsement of C.C. for wing A, B and further Plinth C.C. for wing C up to top of Podium i.e. 2 level Basement + Stilt + 1st level Podium as per the approved Amended plans dated 14-12-2017.
Basement + Stilt + 1st level Podium as per the approved Amended plans dated 14-12-2017.

Approved By

P. S. Patil

Assistant Engineer (BP)

Issue On : 10 Jan 2020

Valid Upto :

09 Jan 2021

Application Number :

CHE/ES/1821/T/337(NEW)/FCC/1/Amend

Remark :

Full C.C. is re-endorsed for wing A & upto top of 1st podium of wing 'B' as per last approved amended/IOD plans dtd. 21.12.2019, as proposed.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 09 Jun 2021

Valid Upto :

08 Jun 2022

Application Number :

CHE/ES/1821/T/337(NEW)/FCC/2/Amend

Remark :

FCC for wing B is extended upto 6th residential upper floors (by restricting 7th and 8th floor in lieu of instalment facility availed and physical handing over of amenity area) as per IOD/last amended plan dtd 21-12-2019 and in view of Architects clarification vide letter dtd 07-06-2021.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 16 Nov 2021

Valid Upto : 15 Nov 2022

Application Number : CHE/ES/1821/T/337(NEW)/FCC/3/Amend

Remark :

Further C.C. is granted for Building comprising wing B having 2 basements + Stilt + 2 podiums + 1st to 17th residential upper floors as per last approved amended plan dtd 19.08.2021.(By restricting 18 th to 21 st floor).

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 10 Feb 2022

Valid Upto : 09 Feb 2023

Application Number : CHE/ES/1821/T/337(NEW)/FCC/4/Amend

Remark :

Further C.C. is granted for Building comprising wing B having 2 basements + Stilt + 2 podiums + 1st to 26th residential upper floors as per last amended plan dated 10.01.2022 (by restricting C.C in lieu of physical handing over of amenity area adm. 453.61 sqm i.e. C.C. for 27th,28th and 29 th part floor is restricted).

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 13 Jun 2022

Valid Upto : 06 Apr 2023

Application Number : CHE/ES/1821/T/337(NEW)/FCC/5/Amend

Remark :

Further C.C. is granted upto 28th upper floor for wing 'B' as per approved amended plan dated 10.01.2022.

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
Eastern Suburb T Ward Ward

