



# BRIHANMUMBAI MUNICIPAL CORPORATION

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7912/2021/(424)/K/E Ward/MOGRA/FCC/3/Amend

#### COMMENCEMENT CERTIFICATE



To,  
M/S. VEENA DEVELOPERS  
A-901, Kaledonia, Andheri Sahar Road, Andheri  
(East), Mumbai-400069

Sir,

With reference to your application No. **P-7912/2021/(424)/K/E Ward/MOGRA/FCC/3/Amend** Dated. **12 Jul 2021** 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 **12 Jul 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **424** C.T.S. No. **424/1 to 424/33** Division / Village / Town Planning Scheme No. **MOGRA** situated at **Mogra Road / Street in K/E 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. Eng. (BP)H/East & K/East 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 29/11/2023

Issue On : 30 Nov 2022

Valid Upto : 29 Nov 2023

Application Number : P-7912/2021/(424)/K/E  
Ward/MOGRA/CC/1/New

Remark :

CC upto plinth of Wing A & Wing B as per approved plan Dt. 24.08.22 excluding the portion marked L,M,N & O on south west side by providing proper distance from Temporary shed as per annexed plan .

Approved By

Exe Engineer (BP) K Ward

Executive Engineer

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Issue On : 13 Nov 2023

Valid Upto : 12 Nov 2024

Application Number : P-7912/2021/(424)/K/E  
Ward/MOGRA/FCC/1/New

Remark :

Plinth CC of Wing C & balance plinth CC of Wing B is approved by E.E.(B.P.) K/E Ward on 10/11/2023. Further CC of Wing A (pt)Ground +1st to 12th +(pt)13th to (pt)16th upper floor & Wing B (pt)Ground +1st to 12th +(pt)13th to (pt)16th upper floor (Excluding marked L, M, N & O on south west side) ( Height wing A & B = 51.95 mt. AGL ) as per approved amended plan dated 06.10.2023.

Note:

- 1) That care with all precautionary, preventive and safety measures shall be adopted while carrying out the work.
- 2) To carry out the work under the supervision of RCC consultant & Architect.
- 3) This C.C. is without prejudice to legal matters pending in court of law if any.
- 4) Cognizance of cir. U/no. CHE/DP/214/GEN Dated 15/09/2023 regarding 'Measure to be taken to control the Env. pollution due to Bldg. Const. activities.' and cir. u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

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Issue On : 01 Apr 2024

Valid Upto : 31 Mar 2025

Application Number : P-7912/2021/(424)/K/E

Remark :

Further CC of Wing C comprising of (pt) Ground + (pt) Stilt+ 1st to 7th upper floor (excluding flat no.4 on 7th floor ) & restricting the CC for upper floor i.e from 8th to 11th +(pt)12th to (pt)16th and FCC of balance part plinth of Wing B i.e (pt)Ground +1st to 12th +(pt)13th to (pt)16th upper floor (including marked L, M, N & O on south west side)( Height wing B = 51.95 mt. AGL ) as per approved amended plan dated 06.10.2023.

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

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Issue On : 18 Jul 2024

Valid Upto : 17 Jul 2025

Application Number :

P-7912/2021/(424)/K/E  
Ward/MOGRA/FCC/2/Amend

Remark :

Earlier FCC dated 01/04/2024 is canceled. Further C.C. of Wing 'A' comprising of (pt) Ground + (pt) Stilt+ 1st to 7th upper floor with staircase and lift core from 8th to 16th upper floor by restricting the CC for upper floor i.e from 8th to 16th upper floor and Wing 'B' & Wing 'C' of (pt) Ground + (pt) Stilt +1st to 16th upper floor + OHT /LMR (Having Height 51.95 mt. AGL) as per approved amended plan dated 20.06.2024.

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer (BP)

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Issue On : 23 Jan 2025

Valid Upto : 29 Nov 2025

Application Number :

P-7912/2021/(424)/K/E  
Ward/MOGRA/FCC/3/Amend

Remark :

Full C.C. of Wing A, B & C comprising of (pt) Ground + (pt) Stilt+ 1st to 16th upper floor + OHT /LMR (Having Height 51.95 mt. AGL) as per approved amended plan dated 20.06.2024.



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

