



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-14077/2022/(37B)/K/W Ward/FP/FCC/1/Amend



COMMENCEMENT CERTIFICATE

To,
M/s. Bharat Realty Venture Private Limited C.A. to
Owner Queens Croft CHSL
1, Bharat Corporate Avenue, Near Versova Police
Station, D.N. Nagar. Andheri (West). Mumbai.

Sir,

With reference to your application No. **P-14077/2022/(37B)/K/W Ward/FP/FCC/1/Amend** Dated. **16 Jan 2023** 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 **16 Jan 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **37B** C.T.S. No. **37B** Division / Village / Town Planning Scheme No. - situated at **St. Xavier's School Road, Vile Parle (West)** Road / Street in **K/W 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. **A.E.(BP) K/West-South Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 19 Oct 2023

Valid Upto :

18 Oct 2024

Application Number :

P-14077/2022/(37B)/K/W Ward/FP/CC/1/New

Remark :

CC upto top of 1st podium for Wing 'A' and 'B' i.e. 8.55 mts A.G.L as per approved IOD plan dated 03.08.2023.

Approved By

Exe Engineer (BP) K West Ward

Executive Engineer

Issue On : 21 Aug 2024

Valid Upto :

20 Aug 2025

Application Number :

P-14077/2022/(37B)/K/W
Ward/FP/CC/1/Amend

Remark :

Re-endorsement of the earlier first C.C. up to top of top of 1st podium for Wing A & B as per approved amended plan dated 28.06.2024.

Approved By

Exe Engineer (BP) K West Ward

Executive Engineer

Issue On : 24 Oct 2024

Valid Upto :

23 Oct 2025

Application Number :

P-14077/2022/(37B)/K/W
Ward/FP/FCC/1/New

Remark :

F.C.C. for residential building comprising of Wing 'A' Basement + Ground floor + 1st Podium floor + 2nd to 7th and 8th (Pt.) + 9th to 12th upper i.e. ht. 41.55 mt. AGL and Wing 'B' Basement + Ground floor + 1st Podium floor + 2nd to 7th and 8th (Pt.) + 9th to 11th upper floors i.e. ht. 38.55 mt. AGL as per approved amended dated 28/06/2024

Approved By

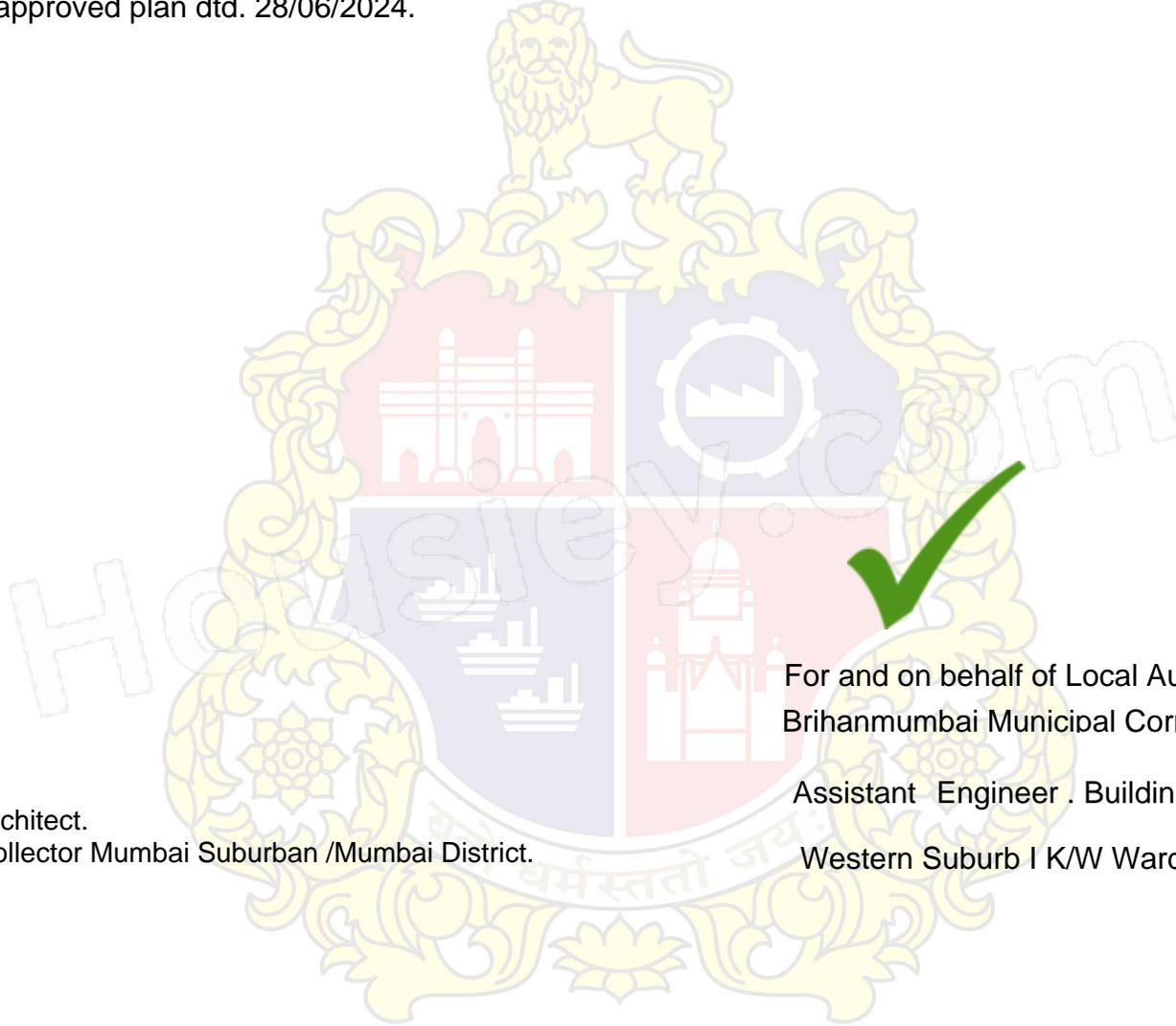
Issue On : 25 Apr 2025

Valid Upto : 20 Aug 2025

Application Number : P-14077/2022/(37B)/K/W
Ward/FP/FCC/1/Amend

Remark :

Further C.C. up to top of 13th for wing 'A' and Wing 'B' i.e. ht. 44.55 mt. AGL + LMR/OHT i.e. ht. 46.75 mt. AGL as per the last approved plan dtd. 28/06/2024.



Cc to :

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

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb I K/W Ward Ward