



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7427/2021/(476 and 471)/P/N Ward/MALAD-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
Mr. Harish M Vishari, partner of Sadguru R Kreepa
Developers.
B-501, Shimoni building, Malaviya Road, Opp. Eye
Hospital, Vile Parle East, Mumbai-400057

Sir,

With reference to your application No. **P-7427/2021/(476 and 471)/P/N Ward/MALAD-W/FCC/1/Amend** Dated. **19 May 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 **19 May 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. * C.T.S. No. **471A, 471B, 476A and 476B** Division / Village / Town Planning Scheme No. **MALAD-W** situated at * Road / Street in **P/N 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.) P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Issue On : 20 Feb 2024

Valid Upto : 19 Feb 2025

Application Number : P-7427/2021/(476 and 471)/P/N
Ward/MALAD-W/CC/1/New

Remark :

The First C.C. is granted for the work upto top of plinth level only as per approved Zero FSI IOD plans dtd 17.01.2024.

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 29 Aug 2024

Valid Upto : 28 Aug 2025

Application Number : P-7427/2021/(476 and 471)/P/N
Ward/MALAD-W/FCC/1/New

Remark :

This CC is now granted for the work of building comprising Basement + Ground + Stilt + 1st to 4th upper residential floors + staircase core upto top of 5th floor by restricting 5th upper floor as per amended plans dtd. 13.08.2024.

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

Issue On : 07 Apr 2025

Valid Upto : 19 Feb 2026

Application Number : P-7427/2021/(476 and 471)/P/N
Ward/MALAD-W/FCC/1/Amend

Remark :

This CC is granted for the work of building comprising of Basement for Office + (Pt.) Ground for shops + (pt.) Stilt for in-pit stack parking + (Pt.) 1st for Office & (Pt.) for 02 nos. residential flats + 2nd to 8th upper floors as per approved amended plan dated 27.03.2025 by restricting 9th and 10th upper floors.



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 II P/N Ward Ward

