BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12952/2022/(28)/H/W Ward/FP/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
Pranav Constructions Private Limited
PCPL, Unit No. 1001, 10th Floor, DLH Park, Near
MTNL, S.V. Road, Goregaon (W), Mumbai-400062

Sir,

With reference to your application No. **P-12952/2022/(28)/H/W Ward/FP/FCC/1/Amend** Dated. **30 Sep 2022** 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 **30 Sep 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **28** C.T.S. No. **28** Division / Village / Town Planning Scheme No. situated at **Juhu Road,** Road / Street in **H/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. **Asst. Engineer.(BP) H 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 17/10/2024

Issue On : 18 Oct 2023 Valid Upto : 17 Oct 2024

Application Number : P-12952/2022/(28)/H/W Ward/FP/CC/1/New

Remark :

Plinth C.C. upto top of 2nd podium i.e. at 11.15 mtr, as per the approved IOD plans dated 29/05/2023.

Approved By

Exe Engineer (BP) H Ward

Executive Engineer

Issue On : 05 Jul 2024 Valid Upto : 04 Jul 2025

Application Number : P-12952/2022/(28)/H/W Ward/FP/FCC/1/New

Remark :

Further CC up to top of 10th floor i.e. height up to 35.15 mtr. AGL, as per approved plan dated 01/04/2024.

Note :-
1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
4) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site.
5) Work of 5th floor shall be commenced only after the Height verification from MIAL.
6) The work shall be carried out by taking all safety precautions related to monsoon.

Approved By

Asst. Engineer.(BP) H/West

Assistant Engineer (BP)

Issue On : 24 Jul 2025 Valid Upto : 17 Oct 2025

Application Number : P-12952/2022/(28)/H/W Ward/FP/FCC/1/Amend

Remark :

Full CC up to top of 12th upper floor + parapet wall i.e. height up to 42.80 mtr. AGL, as per approved plan dated 09/04/2025.

Note :-
1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
4) Cognizance of circular U/no. CHE/DP/214/GEN Dated 15/09/2023, and circular u/no. MGC/F/1102 Dated 25/10/2023, MGC/F/4733 Dated 25/10/2024 and relevant guidelines issued time to time for air pollution shall be strictly taken on the site.
5) The work shall be carried out by taking all safety precautions related to monsoon.

Digitally signed by SURESH MOHANDAS AHUJA
Date: 24 Jul 2025 18:12:45
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I H/W Ward Ward

Cc to :
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.