



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10583/2022/(172)/R/S Ward/MALAD (N) R/S/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. Kanji Murji Bhanushali Partner of M/s. Laxmi
Lifespaces.
Office No 7, Business Classic, Ground Floor, Next
to HP Petrol Pump, Chincholi Bunder Road, Malad
West, Mumbai 400064

Sir,
With reference to your application No. **P-10583/2022/(172)/R/S Ward/MALAD (N) R/S/FCC/2/Amend** Dated. **20 Mar 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 **20 Mar 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. 172** Division / Village / Town Planning Scheme No. **MALAD (N) R/S** situated at **Hemukulani Cross Road No. 3** Road / Street in **R/S 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(B.P)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Issue On : 21 Feb 2023

Valid Upto : 20 Feb 2024

Application Number : P-10583/2022/(172)/R/S Ward/MALAD (N)
R/S/CC/1/New

Remark :

This C.C. is granted for work up to Stilt (Pt.) and Plinth (Pt.) level only, as per approved IOD plans dated 18.07.2022.

Approved By
Exe.Engr.(BP)WS-II R-1
Executive Engineer

Issue On : 09 May 2023

Valid Upto : 08 May 2024

Application Number : P-10583/2022/(172)/R/S Ward/MALAD (N)
R/S/CC/1/Amend

Remark :

This C.C. is re-endorsed for work upto top of Part Stilt and Part Plinth level only, as per approved amended plans dated 21.04.2023.

Approved By
Exe.Engr.(BP)WS-II R-1
Executive Engineer

Issue On : 23 Aug 2023

Valid Upto : 22 Aug 2024

Application Number : P-10583/2022/(172)/R/S Ward/MALAD (N)
R/S/FCC/1/New

Remark :

This C.C. is extended further for work of building comprising of Stilt (Pt.) & Ground (Pt.) for Shop +1st to 3rd floors for residential user as per approved Amended plans dated 21.04.2023.

Approved By

Issue On : 11 Dec 2023

Valid Upto :

10 Dec 2024

Application Number :

P-10583/2022/(172)/R/S Ward/MALAD (N)
R/S/FCC/1/Amend

Remark :

This C.C. is extended further for building comprising of stilt (Pt.) & Ground (Pt.) +1st (Pt.) to 8th (Pt.) + 9th to 11th upper floors by restricting 12th (Pt.) floor as per approved amended plan dtd. 06.11.2023.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 11 Jun 2024

Valid Upto :

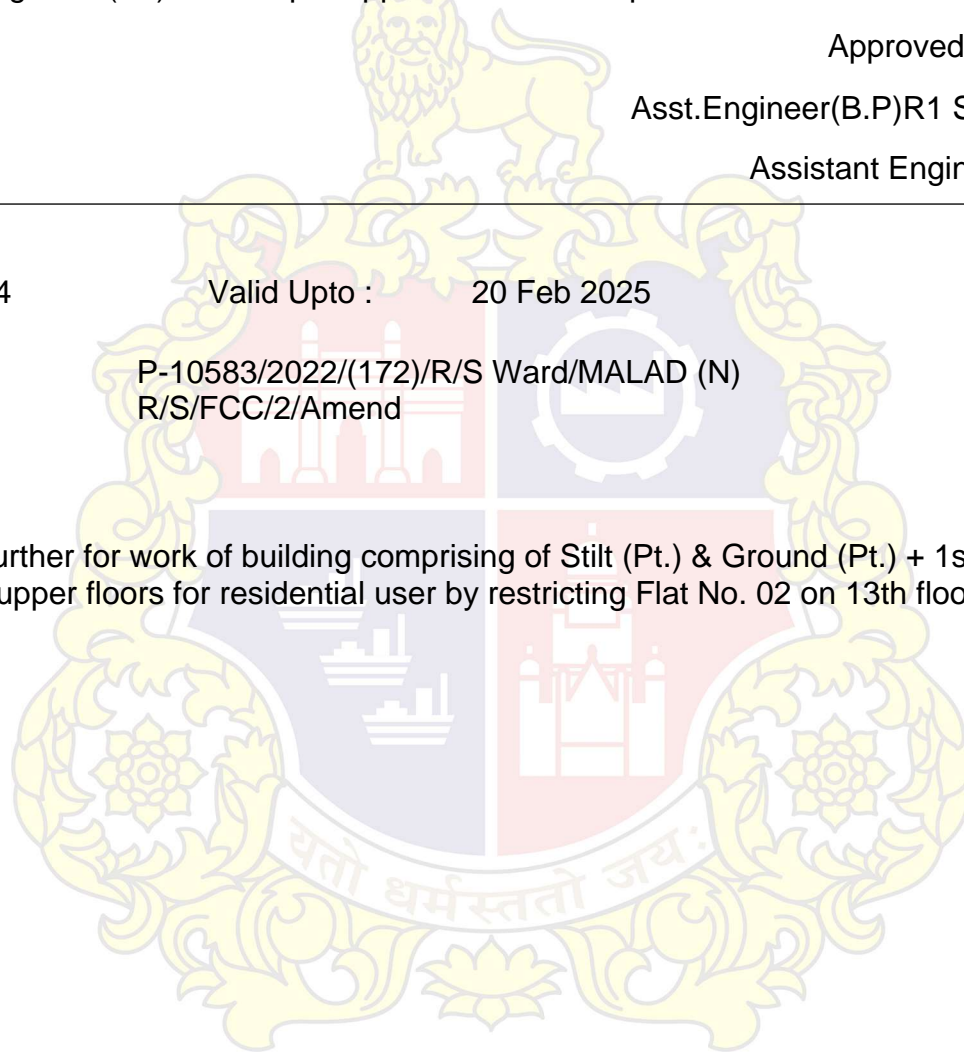
20 Feb 2025

Application Number :

P-10583/2022/(172)/R/S Ward/MALAD (N)
R/S/FCC/2/Amend

Remark :

This C.C. is extended further for work of building comprising of Stilt (Pt.) & Ground (Pt.) + 1st (Pt.) to 8th (Pt.) + 9th to 12th + 13th (Pt.) upper floors for residential user by restricting Flat No. 02 on 13th floor and 14th floor.





For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb II R/S Ward Ward

Cc to :

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

