



# BRIHANMUMBAI MUNICIPAL CORPORATION



## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-24188/2024/(174/6)/F/North/SION/CC/1/New

#### COMMENCEMENT CERTIFICATE

To.

DNS CONSTRUCTION PVT. LTD.

GHANSHYAM KRUPA 1ST FLOOR R.B. KADAM  
MARG BHARWADI GHATKOPER WEST MUMBAI  
400084

Sir,

With reference to your application No. **P-24188/2024/(174/6)/F/North/SION/CC/1/New** Dated. **02 Dec 2024** 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 -- dated **02 Dec 2024** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 174 C.T.S. No. **174/6** Division / Village / Town Planning Scheme No. **2040** situated at **K. K. OZA MARG ROAD NO.13** Road / Street in **F/North** 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. **E.E.B.P.(City)II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

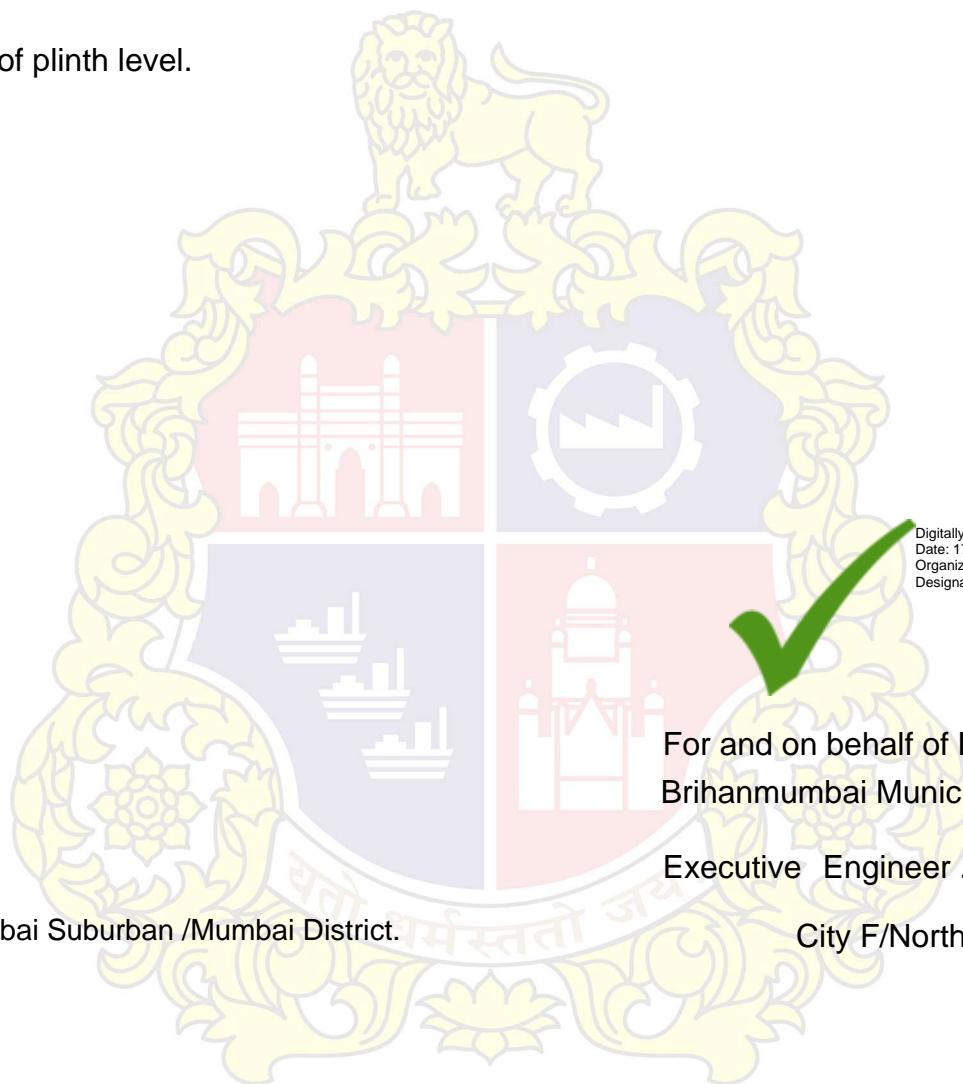
Issue On : 17 Oct 2025

Valid Upto : 16 Oct 2026

Application Number : P-24188/2024/  
(174/6)/F/North/SION/CC/1/New

Remark :

Zero FSI C.C. upto top of plinth level.



Cc to :

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

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal

City F/North Ward



महाराष्ट्र MAHARASHTRA

● 2025 ●

EH 390062



श्रीमती रस. एस. चहाण

To,  
MahaRERA,  
Registration Department.

Subject : Clarification for registration of the project "DNS PRASHAM" having Zero FSI.

Respected Sir/Madam,

We DNS Constructions Pvt. Ltd. ("Promoters"), have applied for the registration of our project "DNS PRASHAM". We wish to clarify as to why the registration application with Zero-FSI should be considered at this stage, and therefore we hereby submit the following:

1. The MCGM has issued a Commencement Certificate bearing No. P-24188/2024/(174/6)/F/North/SION/CC/1/New dated 17<sup>th</sup> October, 2025 for the work up to Plinth Level as per the approved Zero-FSI IOD plans dated 19<sup>th</sup> May, 2025. These plans remain valid and satisfy the registration requirements prescribed by MahaRERA under Section 4(2)(c) of Real Estate (Regulation and Development) Act, 2016 (RERA).

*Signature*

खोडपत्र - १ Annexure - १  
फक्त प्रतिकापभासाकी Only for Affidavit

00362

DNS CONSTRUCTIONS PVT. LTD.

Ghanshyam Krupa, 1st Floor,

R. B. Kadarn Marg, Bhatwadi,

गुरुदांक विलासापाल वडी अंगु, घाटकोपर (W), Mumbai, 400084.

गुरुदांक विलासापाल येणाच्यापे नाय

गुरुदांक विलासापाल येणाच्यापे रहिवाशी पत्ता

गुरुदांक विलासापाल वडी अंगु, घाटकोपर

दिनांक Ghatkopar (W), Mumbai, 400084.

*Ghanshyam Krupa*

गुरुदांक विलासापाल येणाच्यापे नाय

पत्ता

सरावाना प्राप्तीक : ८०००००४

गुरुदांक विलासापाल येणाच्यापे नाय, घाटकोपर वडी, घाटकोपर

रुग्याम गुरुदांक, घोरावाळी - ३४, तालुक घोरावाळ (पुणी), भूक्ति - ४०००००४

शहरांतरी वारांलील्यारांतरी / व्यापारासाठी प्रशंसाकार वादार करण्याची गुरुदांक

येणाच्यापे आवायवाना नाय (संलग्न प्राप्ती नं. ०१/०६/२००४ द्वारा)

येणाच्यापे आवायवाना नाय (संलग्न प्राप्ती नं. ०१/०६/२००४ द्वारा)

येणाच्यापे आवायवाना नाय (संलग्न प्राप्ती नं. ०१/०६/२००४ द्वारा)

३१ OCT 2025

३१ OCT 2025



2. The Promoters intend to initiate funding discussions with financial institutions, for which RERA registration is a prerequisite as mandated by potential lenders.

3. To optimize timelines, securing project registration in advance is essential to ensure a smooth process upon receipt of the necessary balance sanctions.

4. We hereby confirm that ,until the requisite approvals from MCGM for the proposed sale units are obtained and an updated certification is issued by the Hon'ble Authority, we shall not :

- Sell or book any units;
- Enter into allotment letters, booking forms, agreements for sale or sale deeds;
- Collect any advances or booking fees from allottees.
- We will not violate the Provision of Section 3 of the RERA Act 2016.
- We shall not advertise or market the project

5. Furthermore, we agree and undertake to promptly update the project details on the MahaRERA portal or submit a correction application upon receiving updated approvals.

In light of the above ,we humbly request you to grant project registration at the earliest ,enabling us to proceed with our intended objectives while fully complying with MahaRERA regulations.

We assure you of our commitment to complete compliance with MahaRERA norms and remain available for any further clarifications or requirements.

Thanking You,

For,

DNS Constructions Pvt Ltd

**DNS CONSTRUCTIONS PVT. LTD**

*M. A. Attar*

Director

Authorised Signatory

Place: Mumbai

Date: 31<sup>st</sup> October 2025.

**BEFORE ME**

*M. A. Attar*  
Advocate & Notary  
Govt. of India  
2/1, Kalyanji Devji Compound  
Chirag Nagar, Ghatkopar (W)  
Mumbai - 400 086.  
9869069532

