

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-1/534/2023/FCC/2/Amend No.

Date: 11 October, 2023

To

ITC Cell. M. H. & A. D. Authority M/s. Shree Ganesh Developers. Inward No.: 276

C.A. to Pantnagar Ushakiran CHS. Ltd

88-1/1, Sai Krupa HSg Society New Pant Nagar Ghatkopar (East) Mumbai - 400 075.

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1688	1 2 OCT 2023

Sub: Proposed Redevelopment of existing building No.139 known as "Pantnagar Ushakiran CHS Ltd." Along with OB 20 and adjacent plot no-R-2 on plot bearing CTS No.5740 (pt.), of Village Ghatkopar, Pant Nagar, Mumbai-400075.

Dear Applicant,

With reference to your application dated 04 June, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed Redevelopment of existing building No.139 known as "Pantnagar Ushakiran CHS Ltd." Along with OB 20 and adjacent plot no-R-2 on plot bearing CTS No.5740 (pt.), of Village Ghatkopar, Pant Nagar, Mumbai-400075...

The Commencement Certificate/Building permission is granted on following conditions.

- 1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
- 3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its
- 4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
- 5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
- 6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 condition subject to which the same is granted or any of the restrictions imposed by VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

misrepresentation and the appellant 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 and 45 of the Maharashtra Regional Town Planning Act, 1966

- 7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
- 8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 11 July, 2024

Issue On:

12 July, 2021

Valid Upto: 11 July, 2022

Application No.:

MH/EE/(BP)/GM/MHADA-1/534/2021/CC/1/Old

Remark:

This CC is issued for work upto plinth for wing A,B,C & D with one level basement for wing B & C as per approved amended plans dated 07/10/2020.

Issue On:

16 February, 2022

Valid Upto: 11 July, 2022

Application No. :

MH/EE/(BP)/GM/MHADA-1/534/2022/FCC/1/Old

Remark:

This Full CC for Proposed building consisting of 02 Wings, i.e. Wing "A" compressing of Stilt (pt) for parking & Ground (pt) for utility services & 1st floor for utility services + 2nd to 21st upper floors residential user having height 63.55 mt. (including OHT + LMR) & Wing "D" compressing of Stilt(pt) for parking & Ground (pt) for utility services + 1st to 21st upper floors residential user having heigh of `63.55mt. (including OHT + LMR) and both wing are connect with podium on 2"d floor (for amenity) with parking tower as per the approved amended plans dated-29.12.2021

Issue On:

28 April, 2022

Valid Upto: 11 July, 2022

Application No.: MH/EE/(BP)/GM/MHADA-1/534/2022/FGC/1/Old

Remark:

With continuation of earlier C.C.dated 16/02/2022, this C.C. of Wing 'B' issued for work comprising of Basement for utility services + Ground for utility servicese+ 1st floor Part for Society office, reading room& Part for Residential + 2nd to 21st upper floors residential use having height of 63.55 mt. and OHT &LMR and both wings are connected with podium on 2nd floor (for amenity) with parking tower as per the approved amended plans dated 29/12/2021

Issue On:

12 June, 2023

Valid Upto: 11 July, 2023

Application No.:

MH/EE/(BP)/GM/MHADA-1/534/2023/FCC/1/Amend

Remark:

With continuation of earlier C.C. for wing A & wing D dated 16/02/2022 & for wing 'B' dated 28/04/2022, this further C.C. is issued for work of Wing 'C' comprising of Basements for utility services + Ground (for utility services) + 1st to 11th upper floor top slab level and both wing A, wing B, wing C & wing D are connect with podium on 2nd floor (for amenity) with Parking towers as per approved amended plan dated 29/12/2021

Issue On:

11 October, 2023

Valid Upto: 11 July, 2024

Application No.: MH/EE/(BP)/GM/MHADA-1/534/2023/FCC/2/Amend

Remark:

This full C.C. is issued for work of wing 'C' comprising of Basements for utility services + Ground for utility services + 1st to 21th upper floors for residential use as per approved amended plan dated 29/12/2021.



Name: Prashant Damodar Dhatrak Designation: Executive

Engineer

Organization : Personal Date : 11-Oct-2023 18:

Executive Engineer/B.P.Cell Greater Mumbai/MHADA

Copy submitted in favour of information please

- 1. Chief Officer Mumbai Board.
- 2. Deputy Chief Engineer /B.P. Cell/MHADA.
- 3. Asst. Commissioner N Ward MCGM.

Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to: -

- 5. EE Kurla Division / MB.
- 6. A.E.W.W N Ward MCGM.
- 7. A.A. & C N Ward MCGM
- 8. Architect / LS Jayanțilal Lalji Rathod.
- 9. Secretary Pantnagar Ushakiran CHS Ltd.