



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

No. MH/EE/(BP)/GM/MHADA-1/404/2025/FCC/3/Amend

Date : 25 November, 2025

To

M/s. Agnel Developers LLP

601, hallmark Business Plaza,
Opp. Gurunank Hospital, Bandra
East, Mumbai -400051. C. A to
Owner, E. W. S. Tenants
Association & Nine other Societies

Sub : Proposed Re-development of Sale building No.1 (Re-development of 512 EWS tenants Association) (Redevelopment of existing building Nos. 244 to 307) on plot bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village Ghatkopar, Pantnagar MHADA layout at Ghatkopar (East). Mumbai.

Dear Applicant,

With reference to your application dated 08 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 Re-development of Sale building No.1 (Re-development of 512 EWS tenants Association) (Redevelopment of existing building Nos. 244 to 307) on plot bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village Ghatkopar, Pantnagar MHADA layout at Ghatkopar (East). Mumbai. .**

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 issue.
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 the 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. Mr. Mahesh Jadhav, 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. 19 September, 2026

Issue On : 20 September, 2021

Valid Upto : 19 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/404/2021/CC/1/Old

Remark :

In View of above part plinth C.C. upto 0.60 mt AGL for Towar A and Tower B as per approved I.O.A Plan dtd.07.11.2019 and as per Phase Programme Plan Issued on dt.09.08.2021.

Issue On : 19 January, 2022

Valid Upto : 19 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/404/2022/FCC/1/Old

Remark :

This C.C is further extended for tower C & D upto plinth level (2 level basement having depth -10.25 mt + Plinth 0.60 mt AGL) i.e Full Plinth CC as per approved phase programme dtd. 09.08.2021 and as per approved plans dtd. 07.11.2019.

Issue On : 28 June, 2023

Valid Upto : 19 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/404/2023/FCC/1/Amend

Remark :

This C.C. is permitted for Phase-I having plot area 3326.16 Sq.Mt. on which building comprising of Tower B and Tower C comprising of ground (pt) for commercial user + 1st for amenities + 2nd to 21st upper floor for residential users having height 67.73mt upto terrace + LMR + OHT as per approved Phase-I Plan dtd. 27.06.2023 and as per Amended plan dt. 24.06.2022.

D.A. Phase programme plan dtd. 27.06.2023.

Issue On : 07 August, 2023

Valid Upto : 19 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/404/2023/FCC/2/Amend

Remark :

This Full C.C. is granted for Tower A and Tower D comprising of ground (pt) for parking + 1st for amenities + 2nd to 21st upper floor for residential users having height 67.73mt upto terrace + LMR + OHT as per approved Phase-II Plan and as per Amended plan dt 24.06.2022.

Issue On : 25 November, 2025

Valid Upto : 19 September, 2026

Remark :

This CC is re-endorsed for Tower A and D comprising of ground (pt) for parking+ 1st for amenities + 2nd to 21st upper floor for residential users having height 67.73mt upto terrace + LMR + OHT for Tower B and C comprising of ground (pt) for commercial user + 1st for amenities + 2nd to 21st upper floor for residential users having height 67.73mt upto terrace + LMR + OHT as per Amended IOA Plans dated 14.10.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Digitally signed by Mahesh Sadhu Jadhav
Date: 25 Nov 2025 17:14:43
Organization :MHADA
Designation :Executive Engr.

**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.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

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 - Jitendra Govind Dewoolkar.
9. Secretary EWS tenants Association.