



## 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-1/1045/2024/FCC/1/Amend

Date : 29 January, 2024

To

Pant Nagar Niranjana Co-op. Hsg. Soc. Ltd.

Bldg.No. 52, Pant Nagar Niranjana Co-op. Hsg. Soc.Ltd.on plot bearing C.T.S. No 186(pt) at village Ghatkopar , Pant Nagar, Ghatkopar (E), Mumbai 400 705.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 465  
Date: 02.02.2024

का. अ. / बाक (वृ. क्षे.)
जावत
ET-234
2 FEB 2024

**Sub :** Proposed Re-Development of Bldg. No. 52 known as "Pant Nagar Niranjana Co-op Hsg. Soc. Ltd." on plot bearing CTS No. 186(pt), S. NO. 236-A, of village Ghatkopar, at Pant Nagar, Ghatkopar (E), Mumbai - 400 705.

Dear Applicant,

With reference to your application dated 08 June, 2022 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 Bldg. No. 52 known as "Pant Nagar Niranjana Co-op Hsg. Soc. Ltd." on plot bearing CTS No. 186(pt), S. NO. 236-A, of village Ghatkopar, at Pant Nagar, Ghatkopar (E), Mumbai - 400 705..**

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. 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. 18 July, 2024

Issue On : 19 July, 2022

Valid Upto : 18 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1045/2022/CC/1/New

Remark :

This C.C. is granted upto Plinth level as per ZERO FSI IOA issued Dtd.08.02.2022

Issue On : 03 March, 2023

Valid Upto : 18 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1045/2023/FCC/1/New

Remark :

This C.C. granted for Further extension from Ground Floor to 14th (pt.) upper residential floors {i.e. for building comprising of Stilt + Society Office + Meter Room and Pump Room at Ground Floor + 1st Floor to 14th (pt.) Floor Residential Floor with building ht. 44.20mt. from AGL as per last approved Amended plans issued by MHADA on dated- 19.12.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-01/1045/2022}.

Issue On : 29 January, 2024

Valid Upto : 18 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1045/2024/FCC/1/Amend

Remark :

This C.C. extended from 14th to 16th upper residential floors {i.e. for building comprising of Stilt + Society Office + Meter Room and Pump Room at Ground Floor + 1st Floor to 16th upper floors for Residential user} having building total height 50.60 mt. + OHT & LMR along with Parking Tower having height of 50.60 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 10.01.2024 vide u/no. MH/EE/B.P.Cell/GM/MHADA-01/1045/2022}.

Note :- That the guidelines for reductions of air pollution issued by CE (D.P.) BMC Dt. 15.09.2023 and Hon'ble MC. (BMC) Dt. 25.10.2023 shall be strictly followed on site.

✓  
Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 29-Jan-2024 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.
- ✓ 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 - MILIND BALKRISHNA FULZELE.
9. Secretary Pantnagar Niranjana Co-Op. Housing Society Ltd.

MHADA



