



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-1/1031/2024/FCC/1/Amend

Date : 26 August, 2024

To

M/s. Swaranjali 5 Upgrade LLP,
C.A. to society Pant Nagar
Swaranjali CHSL (Bldg no. 55)
102, Karma Sandesh, Behind
Popular Hotel, Off. Hingwala
Lane, Ghatkopar (East), Mumbai
- 400 075.

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1465	28 AUG 2024

ITC Cell,

M. M. & A. D. Authority

Inward No.: 2977

Date: 28-08-24

Sub : Proposed redevelopment of the existing building No. 55 known as "Pant Nagar Swaranjali CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar-Kirol at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

Dear Applicant,

With reference to your application dated 22 March, 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 redevelopment of the existing building No. 55 known as "Pant Nagar Swaranjali CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar-Kirol at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075..**

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. Dhattrak, 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. 25 December, 2024

Issue On : 26 December, 2022

Valid Upto : 25 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1031/2022/CC/1/New

Remark :

This Commencement Certificate (i.e of 0.15 mt. ht. for plinth for Stilt & 0.30 mt. ht. of plinth for Entrance lobby as per approved IOA plans dtd. 19.01.2022)

Issue On : 20 October, 2023

Valid Upto : 25 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1031/2023/FCC/1/New

Remark :

This C.C. is now further extended upto top of 6th upper residential floors { i. e. building comprising of Basement for pump room, U. G. tank & Pit for 3 level automated mechanized puzzle car parking system + Ground Floor partly used double ht. Entrance lobby, Society office, Meter room & partly used surface car parking with 2 level automated mechanized puzzle car parking system + 1st Floor partly issued for fitness center & partly used for residential + 2nd to 6th upper Residential Floor with total building ht. 22.06 mt from AGL as per last approved Amended plans issued by MHADA on dated- 19.04.2023 vide u/no.MH/EE/(B.P.)Cell/GM/MHADA-02/1031/2023 }.

Issue On : 26 August, 2024

Valid Upto : 25 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1031/2024/FCC/1/Amend

Remark :

This C.C. is now further extended up to top of 16th upper residential floors {i.e. residential building comprising of Basement for pump room, U. G. tank & Pit for 3 level automated mechanized puzzle car parking system + Ground Floor partly used double ht. Entrance lobby, Society office, Meter room & partly used surface car parking with 2 level automated mechanized puzzle car parking system + 1st Floor partly issued for fitness center & partly used for residential + 2nd to 16th upper Residential Floor with total building ht. 51.06 mt. from AGL + Parapet wall as per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-01/1031/2023 dated-19/04/2023.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15.09.2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

**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 - Hemant Shamkant Bhavsar.
9. Secretary Pant Nagar Swaranjali CHSL (Bldg no. 55)

