



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-22/563/2025/FCC/2/Amend

Date : 03 March, 2025

Handwritten signature/initials

To

Nehru Nagar Panchratna Co-op
Housing Society Ltd

existing building no.5 on plot
bearing C.T.S. No. 11 part of
village Kurla III at Nehru Nagar
Kurla East Mumbai 400 024

का. अ. / इपक (बु. क्षे.) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
E-4498330	07 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 797
Date: 07.03.25

Sub : Proposed Redevelopment of Building No. 5 on plot bearing C.T.S. No.11 Part Nehru Nagar Kurla East Mumbai 400024.

Dear Applicant,

With reference to your application dated 22 August, 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 Building No. 5 on plot bearing C.T.S. No.11 Part Nehru Nagar Kurla East Mumbai 400024..**

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. 22 June, 2025

Issue On : 23 June, 2017 Valid Upto : 22 June, 2018

Application No. : MH/EE/(BP)/GM/MHADA-22/563/2017/CC/1/Old

Remark :

Plinth C.C. for zero FSI is approved as proposed as per approved plans dated 4/10/2016

Issue On : 03 March, 2023

Valid Upto : 03 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/563/2023/FCC/1/New

Remark :

This C.C. is now Further extended form 10th floor to 15th upper residential floors of Wing A & B" {i.e. building comprising of two wings as Wing- A & B. Wing 'A' is consist of Part Ground & Part Stilt Floor for 1 level Pit parking + 2 level Stack parking + 1st Floor for part Residential user & part Fitness Centre area + 2nd to 15th upper Residential Floor with total building ht. 48.00 mt. from AGL and Wing 'B' consist of Ground floor (Part) for Commercial user + Stilt (Part) for 1 level Pit parking + 2 level Stack parking + 1st Floor for Commercial use + 2nd to 15th upper residential floors with total building height is 48.00 Mt. from AGL as per last approved Amended plans issued by MHADA on dated- 03.01.2023vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-22/568/2023 }.

Issue On : 01 September, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-22/563/2023/FCC/1/Amend

Remark :

Read this C.C. with corrected CTS No. as mentioned in subject.

Issue On : 03 March, 2025

Valid Upto : 22 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-22/563/2025/FCC/2/Amend

Remark :

This C.C. is now extended upto top of 16th floor level of Wing A & Wing B including OHT & LMR " {i.e. for Entire work of building comprising of two wings as Wing- A & B. In which Wing 'A' is consist of Part Ground & Part Stilt Floor for 1 level Pit parking + 2 level Stack parking + 1st Floor for part Residential user & part Fitness Centre area + 2nd to 16th upper Residential Floor with total building ht. 50.90 mt. from AGL and Wing 'B' consist of Ground floor (Part) for Commercial user + Stilt (Part) for 1 level Pit parking + 2 level Stack parking + 1st Floor for Commercial use + 2nd to 16th upper residential floors with total building height is 50.90 Mt. from AGL + LMR + OHT as per last approved Amended plans issued on dated- 03.01.2023

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 Prashant Demodar Dhatriak
Date: 03 Mar 2025 17:59:18
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 L 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 L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - DEEPAK ANANT ANGANE.
9. Secretary PANCHRATNA CO-OP HOUSING SOCIETY LTD.

