



## 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-1/0300/2026/FCC/5/Amend

Date : 21 September, 2026

To

pantnagar Ashirwad Co.Op  
HsgSociety Ltd

Building No. 106 Ashirwad  
Co.Op.Hsg Society Bearing CTS  
No.5662 at village-Ghatkoper  
kirol,Mumbai-400075.

**Sub :** Proposed Redevelopment Of Existing Building No. 106 Known as pant Nagar Ashirwad Co.Op.Hsg, bearing CTS No. 5662 at Village Ghatkoper Kirole, PantNagar, Mumbai 400075.

Dear Applicant,

With reference to your application dated 12 August, 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 Existing Building No. 106 Known as pant Nagar Ashirwad Co.Op.Hsg, bearing CTS No. 5662 at Village Ghatkoper Kirole, PantNagar, 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 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. 27 November, 2026

Issue On : 28 November, 2019 Valid Upto : 27 November, 2020

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2021/CC/1/Old

Remark :

This CC is issued for work upto Plinth as per approved IOA plans dated 13.05.2019.

Issue On : 24 December, 2021 Valid Upto : 27 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2021/FCC/1/Old

Remark :

This Further CC is upto top of 3rd upper floors i.e. Stilt + 1st to 3rd upper floors for 12.60 mtr. height as per approved amended plan dtd. 17.12.2021

Issue On : 18 August, 2022 Valid Upto : 27 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2022/FCC/1/New

Remark :

This CC is granted for Further extension from Ground floor consisting of (Commercial shops) + 1st to 09th upper floors ( Residential use) for height admeasuring 31.05 mtrs. as per approved amended plans dtd. 03.08.2022

Issue On : 25 May, 2023 Valid Upto : 27 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2023/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 12th floor i.e. Ground + 1st to 12th upper floor as per approved Amended plans dtd. 11.04.2023.

Issue On : 19 December, 2023 Valid Upto : 27 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2023/FCC/2/Amend

Remark :

This Further C.C. Extend up to top of 13th floor i.e. Ground (pt) for shops + Stilt (pt) + 1st to 13th upper floors along with parking tower as per amended plans dtd. 11.04.2023.

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.

Issue On : 12 April, 2024

Valid Upto : 27 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2024/FCC/3/Amend

Remark :

This C.C. is further extended up to top of 14th floor i.e. Ground (pt) + Stilt (pt) + 1st to 14th upper floors along with parking tower as per amended plans dtd. 11.04.2023.

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.

Issue On : 20 August, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2024/FCC/4/Amend

Remark :

This Further C.C. Extend up to top of 15th (Pt.) floor i.e. Ground (pt) + Stilt (pt.) + 1st to 14th + 15th (Pt.) upper floors (Including LMR + OHT) along with parking tower as per amended plans dtd. 09.07.2024.

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.

Issue On : 21 September, 2026

Valid Upto : 27 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-1/0300/2026/FCC/5/Amend

Remark :

This Further C.C. Extend up to top of 15th floor i.e. Ground (pt) + Stilt (pt) + 1st to 15th upper floors + OHT & LMR along with parking tower as per approved amended plan dtd. 18.08.2026.

Note: -

1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE-1/EE1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.

Digitally signed by Mahesh Sadhu Jadhav  
Date: 21 Sep 2026 18:41:49  
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 - RITESH HEMANT THAKUR.
9. Secretary Ashirwad Co.Op.Hsq.Soc