



## 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-1/511/2023/FCC/3/Amend

Date : 16 October, 2023

To

M/s. Drushti Realtors Pvt. Ltd. CA  
to Pantnagar Trishul CHSL

G-1, Terminal-9, Besides Vile-Parle  
Police Station / Airport, Nehru  
Rd, Vile Parle (East), Mumbai-  
400057.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 2830  
Date: 17.10.2023

का. अ. / इपक (बू क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1703	16 OCT 2023

**Sub :** Proposed Redevelopment of existing building No.185 known as "Trishul CHS Ltd." on plot bearing C.T.S.No.192/1(pt.), of village Ghatkopar, at Pantnagar, Ghatkopar(East). Mumbai-400075.

Dear Applicant,

With reference to your application dated 20 November, 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.185 known as "Trishul CHS Ltd." on plot bearing C.T.S.No.192/1(pt.), of village Ghatkopar, at Pantnagar, Ghatkopar(East). 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. 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. 12 July, 2024

Issue On : 13 July, 2021

Valid Upto : 12 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2021/CC/1/Old

Remark :

This CC is issued for work upto plinth with two level basement for Zero FSI as per approved amended plan dated 07/07/2021

Issue On : 26 September, 2022

Valid Upto : 12 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2022/FCC/1/Old

Remark :

Re-endorsement of CC upto plinth with three nos of Basement as per approved amended plan dated-17-12-2021.

Issue On : 28 September, 2022

Valid Upto : 12 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2022/FCC/1/Amend

Remark :

This Further CC Issued for building consisting with 04 nos. of wings i. e. Wings 'A', 'B', 'C' and 'D'. All wings have common 03 level of basement by accessible 6.00 mt wide 2 way ramp i.e. 1st level Basement (-4.35 mt) for car parking & STP, 2nd level Basement (-8.85 mt.) for car parking & 3rd level of Basement (-13.35 mt) for car parking & STP + Ground floor for Shops & Services + 1st floor part for Residential, Commercial use & Fitness Center + Part Podium Common for all Wings (for recreational space), further, Wing 'A' comprising of 2nd to 16th + 17th(pt) upper floor for residential use and part for water tank having height 52.51 mt. + OHT and LMR, Wing 'B', 'C' and 'D' comprising of 2nd to 12th floor slab level for residential use as per approved amended plans dated 17/12/2021.

Issue On : 28 September, 2022

Valid Upto : 12 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2022/FCC/1/Old

Remark :

This Further CC Issued for building consisting with 04 nos. of wings i. e. Wings 'A', 'B', 'C' and 'D'. All wings are have common 03 levels of basement by accessible 6.00 mt wide 2 way ramp i.e. 1st level Basement (-4.35 mt) for car parking & STP, 2nd level Basement (-8.85 mt.) for car parking & 3rd level of Basement (-13.35 mt) for car parking & STP + Ground floor for Shops & Service + 1st floor part for Residential, Commercial use & Fitness Center + Part Podium Common for all Wings (for recreational space), further, Wing 'A' comprising of 2nd to 16th + 17th(pt) upper floor for residential use and part for water tank having height 52.51 mt. + OHT and LMR, Wing 'B', 'C' and 'D' comprising of 2nd to 12th floor slab level for residential use as per approved amended plans dated 17/12/2021.

Issue On : 28 April, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2023/FCC/2/Amend

Remark :

This full C.C. is issued for work of building consisting with 04 nos. of wings i.e. Wing 'A', 'B', 'C' & 'D'. having common 03 level basements+ Ground for Shops+ 1st floor Part for residential, Commercial use & Fitness Centre + Part podium common for all wing (for recreational space), further, Wing 'A', comprising of 2nd to 17th upper floor for residential use & Part for water tank, Wing 'B', comprising of 2nd to 17th floor for residential use, wing 'C' comprising of 2nd to 16th floor slab for residential use & wing 'D' comprising of 2nd to 17th floor for residential use + OHT & LMR having height 52.51 mt. as per the approved amended plans dated 17/11/2022.

Issue On : 16 October, 2023

Valid Upto : 12 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/511/2023/FCC/3/Amend

Remark :

This full C.C. is issued for work of wing 'C' comprising of 2nd to 16th + 17th Part upper floor for residential use & Part for water tank as per approved amended plans dated 17/11/2022.



Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 16-Oct-2023 16:

**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 and email to Maha Rera at [helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in)

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 - Yashvant Bhagwan Mestry.
9. Secretary Pantnagar Trishul Co-Op. HSg. Society, Ltd.

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