



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-1/1315/2024/FCC/1/New

Date : 27 May, 2024

To

AVVAD REALCON LLP C.A. to
Owner, building no. 181 known
as "Pant Nagar CHS.Ltd"

Office No. 1 & 2, Bldg NO. 130,
Shubham Aura CHSL., Pant
Nagar, Ghatkopar (E), Mumbai -
400 075.

का. अ. / इपक (बु क्षे)	
पूर्व उपनगर / जल.	
जावक क्र.	
ET-878	28 MAY 2024

ITC Cell,
M. E. & A. D. Author
Inward No.: 1827
Date: 29.05.2024
E-2023350

Sub : Proposed redevelopment of the existing building no. 181 known as "Pant Nagar CHS.Ltd" on final plot no. 320 (pt.) of T.P. Scheme Ghatkopar III MHADA Layout C.T.S. No. 5684 (pt.) Survey No. 236/A of Village Ghatkopar Kirol Ghatkopar East Mumbai 400075.

Dear Applicant,

With reference to your application dated 04 September, 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 the existing building no. 181 known as "Pant Nagar CHS.Ltd" on final plot no. 320 (pt.) of T.P. Scheme Ghatkopar III MHADA Layout C.T.S. No. 5684 (pt.) Survey No. 236/A of Village Ghatkopar Kirol 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 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. 03 September, 2024

Issue On : 04 September, 2023

Valid Upto : 03 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1315/2023/CC/1/New

Remark :

This commencement certificate is granted for the work upto top of plinth level i. e. Plinth height 0.15 Mt. AGL for Stilt and Plinth height 0.30 Mt. AGL for entrance lobby as per approved Zero FSI IOA plans u/no. MH/EE/BPCell/MHADA-01/1315/2023 dated 20/07/2023.

Issue On : 27 May, 2024

Valid Upto : 03 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1315/2024/FCC/1/New

Remark :

This C.C. is now further extended upto top of 16th upper residential floors + LMR + OHT {i.e. proposed residential building having Ground floor partly used for Society office, Fitness Centre, Services & partly used for Automated mechanised car parking tower pit + 1st to 16th upper residential floors with a total building height of 49.60 mt. from AGL and Automated Mechanized car parking tower within building line with total car parking tower height including OHT of 52.00 mt. from AGL with separate M.S. staircase of 1.00 mt. width & 1.00 mt. landing platform with railing at every alternate floor level as per approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-01/1315/2024 dated- 23/04/2024.

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.

Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 27-May-2024 17:

**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 - DEEPAK DINESH SHAH.
9. Secretary Pant Nagar CHS.Ltd

