



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-1/130/2024/FCC/2/Amend

Date : 08 May, 2024

To

M/s.Pant Nagar Suryodaya CHS Ltd.(Lessee)

Proposed Redevelopment of existing building No.138 known as "Pant Nagar SURYODAYA CHS Ltd." on plot bearing C.T.S.No.193 (pt.), FP no- 351 of TPS of Ghatkopar-III, N-ward, At Pant nagar, Ghatkopar(East).Mumbai-400075

ITC Cell,
M. H. & A. D. Author

Inward No.: 1674

Date: 09.05.2024

E-1928141

का. अ. / मा.प. (ग. अ.)
जांचक व
ET-793 09 MAY 2024

Sub : Proposed Redevelopment of existing building No.138 known as "Pant Nagar SURYODAYA CHS Ltd." on plot bearing C.T.S.No.193 (pt.), FP no- 351 of TPS of Ghatkopar-III, N-ward, At Pant nagar, Ghatkopar(East).Mumbai-400075.

Dear Applicant,

With reference to your application dated 09 May, 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 existing building No.138 known as "Pant Nagar SURYODAYA CHS Ltd." on plot bearing C.T.S.No.193 (pt.), FP no- 351 of TPS of Ghatkopar-III, N-ward, At Pant nagar, 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. 08 August, 2024

Issue On : 09 August, 2019 Valid Upto : 08 August, 2020
 Application No. : MH/EE/(BP)/GM/MHADA-1/130/2019/CC/1/Old
 Remark :
 Plinth CC upto 0.15 mts above ground level as per Approved I.O.A.plan dated 28-11-2018.

Issue On : 28 September, 2022 Valid Upto : 08 August, 2023
 Application No. : MH/EE/(BP)/GM/MHADA-1/130/2022/FCC/1/Old
 Remark :
 Re-endorsement of CC upto Plinth with two no's of basement as per amended approved dt-07-09-2022

Issue On : 14 October, 2022 Valid Upto : 08 August, 2023
 Application No. : MH/EE/(BP)/GM/MHADA-1/130/2022/FCC/1/Old
 Remark :

This further C.C. is issued for Building consisting of wing 'A' comprising of 1st level basement(-4.10 mt.) for car parking by way 2 nos. of car lift and also for services + 2nd level basement (-8.20 mt. level) for car parking by way 2 nos. of car lift and for services + Stilt (pt.) for parking and Ground (pt.) for utilities + 1st for fitness centre(Common for all wings) + 2nd to 4th upper floors for residential use & Wing 'B' comprising of 1st level basement (-4.10 mt.) for car parking by way 2 nos.of car lift and also for services + 2nd level basement(-8.20 mt. level for car parking by way 2 nos.of car lift and also for services + stilt (pt.) for parking and Ground (pt.) utilities + 1st for fitness centre (Common for all Wings) + 2nd to 12th upper floors for residential use as per the approved amended plans dated-07/09/2022.

Issue On : 17 May, 2023 Valid Upto : -
 Application No. : MH/EE/(BP)/GM/MHADA-1/130/2023/FCC/1/Amend
 Remark :
 This C.C. is issued for work of building consisting of two wing i.e. wing 'A' comprising of Two level basement + Stilt (for parking) + 1st for fitness centre (common for all wings) + 2nd to 13th upper floors for residential use & Wing 'B' comprising of Two level basement + Stilt (for parking) + 1st for fitness centre (common for all wings) + 2nd to 12th upper floors for residential use as per the

approved amended plans dated 20/04/2023.

Issue On : 08 May, 2024

Valid Upto : 08 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/130/2024/FCC/2/Amend

Remark :

This full C.C. is issued for building consisting of wing 'A' & 'B'. wing 'A' comprising of 1st & 2nd basement for parking + Ground (pt.) for Fitness Centre + Stilt (pt.) for parking + 1st to 16th upper floors for residential use having height 50.50 mt. & Wing 'B' comprising of 1st & 2nd basement for car parking + Stilt (pt.) for parking and Ground (pt.) utilities + 1st to 16th upper floors for residential use having height 50.50 mt. + OHT & LMR as per the approved amended plans dated 29/04/2024.

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 shall be strictly followed on Site.

Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 08-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 - Bohman Jamshed irani.
9. Secretary Pant Nagar Suryodaya CHS Ltd.

