



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-1/810/2024/FCC/1/Amend

Date : 13 February, 2024

To

Secretary, Pant Nagar Shree Sai Prasad CHS Ltd.

Bldg No. 3 known as "Pant Nagar Shree Sai Prasad Co. Op. Hsg. Soc. Ltd" on the Plot bearing S. No. 236-A CTS No.193(pt) of Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai-400075

ITC Cell,
M. H. & A. D. Authority
Inward No.: 573
Date: 14.02.2024

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का. अ. / एम्. (न. क्षे)	
जावक	
ET-335	14 FEB 2024

Sub : Proposed Re-Development of Bldg No. 3 known as "Pant Nagar Shree Sai Prasad Co. Op. Hsg. Soc. Ltd." on the plot bearing S. No. 236-A CTS No. 193 (pt) of Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai-400 075

Dear Applicant,

With reference to your application dated 16 May, 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 Re-Development of Bldg No. 3 known as "Pant Nagar Shree Sai Prasad Co. Op. Hsg. Soc. Ltd." on the plot bearing S. No. 236-A CTS No. 193 (pt) of Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai-400 075.**

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. 11 November, 2023

Issue On : 12 November, 2021

Valid Upto : 11 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/810/2021/CC/1/Old

Remark :

This C.C issued for work upto plinth as per approved IOA plans dated 19/04/2021

Issue On : 07 December, 2022

Valid Upto : 11 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/810/2022/FCC/1/New

Remark :

This C.C. further extended from Ground Floor for shops+1st Floor (Shops)+ 2nd Floor to 13th upper residential floors with height 44.00 mt (i.e. for building comprising of Ground Floor for shops + Pump Room + Society Office + Meter Room + Servant Toilet+1st Floor (Shops)+ 2nd Floor to 15th upper residential Floor with total building ht. 49.80mt. from AGL as per last approved Amended plans issued by MHADA on dated- 06.09.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-01/810/2022}.

Issue On : 13 February, 2024

Valid Upto : 11 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/810/2024/FCC/1/Amend

Remark :

This C.C. is further extended upto 15th floor i.e. building comprising of Ground Floor for shops+1st Floor (Shops)+ 2nd Floor to 15th upper residential floors (Including LMR + OHT) as per approved amended plans dated- 06.09.2022

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.

Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 13-Feb-2024 19:

**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 - MILIND BALKRISHNA FULZELE.
9. Secretary Pant Nagar Shree Saiprasad Co-op. Housing Society Ltd.

