



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-23/0236/2024/FCC/3/Amend

Date : 26 July, 2024 E-2443986.

To

M/s. Prathamesh Dream
Properties Pvt. Ltd. C.A. to
Prashanti Mangaldham CHS. Ltd.
402 / 502, VASUDEV CHAMBERS,
OPP. D-MART, MULUND LINK
ROAD, MULUND(W), MUMBAI -
400 080

का. अ. / इपक (बु क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-1296	29 JUL 2024

ITC Cell,
M. N. & A. D. Author
Inward No.: 2545
Date: 29.07.24

Sub : Proposed redevelopment bldg. no. 4 known as Prashanti Mangaldham C.H.S. Ltd. on plot bearing CTS No. 458/D(pt.) of Village Kurla-III, at Sion-Chunabatti. Mumbai - 400022

Dear Applicant,

With reference to your application dated 09 March, 2020 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 bldg. no. 4 known as Prashanti Mangaldham C.H.S. Ltd. on plot bearing CTS No. 458/D(pt.) of Village Kurla-III, at Sion-Chunabatti. Mumbai - 400022.**

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. 08 July, 2025

Issue On : 09 July, 2015

Valid Upto : 08 July, 2016

Application No. : MH/EE/(BP)/GM/MHADA-23/0236CC/1/Old

Remark :

C.C. upto Stilt slab level for wing A & B as per approved IOD plan dated 30/12/2014

Issue On : 27 May, 2016

Valid Upto : 08 July, 2016

Application No. : MH/EE/(BP)/GM/MHADA-23/0236FCC/1/Old

Remark :

C.C. upto Stilt slab level for wing A & B as per approved IOD plan dated 28/04/2016

Issue On : 23 September, 2016

Valid Upto : 08 July, 2017

Application No. : MH/EE/(BP)/GM/MHADA-23/0236FCC/1/Old

Remark :

Full C.C. as per Approved Amended Plans dated 16/09/2016

Issue On : 31 August, 2017

Valid Upto : 08 July, 2018

Application No. : MH/EE/(BP)/GM/MHADA-23/0236FCC/1/Old

Remark :

Full C.C. as per approved amended plans dated 01/08/2017.

Issue On : 28 June, 2019

Valid Upto : 08 July, 2019

Application No. : MH/EE/(BP)/GM/MHADA-23/0236FCC/1/Old

Remark :

C.C. is now extended for wing 'A' upto top of 16th floor & wing 'B' upto top of 15th floor with Ht. 58.35 mt. & 55.45 mt. respectively including OHT + LMR as per the approved amended plans dated 13/03/2019.

Issue On : 27 December, 2021

Valid Upto : 08 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-23/0236/2021/FCC/2/Amend

Remark :

This Full C.C. for building consisting of wing 'A' & 'B' comprising of Stilt (for parking) + 1st to 20th upper floor for residential use with Ht. 69.95 mt. (including HOT & LMR) as per the approved amended plans dated 22/11/2021

Issue On : 26 July, 2024

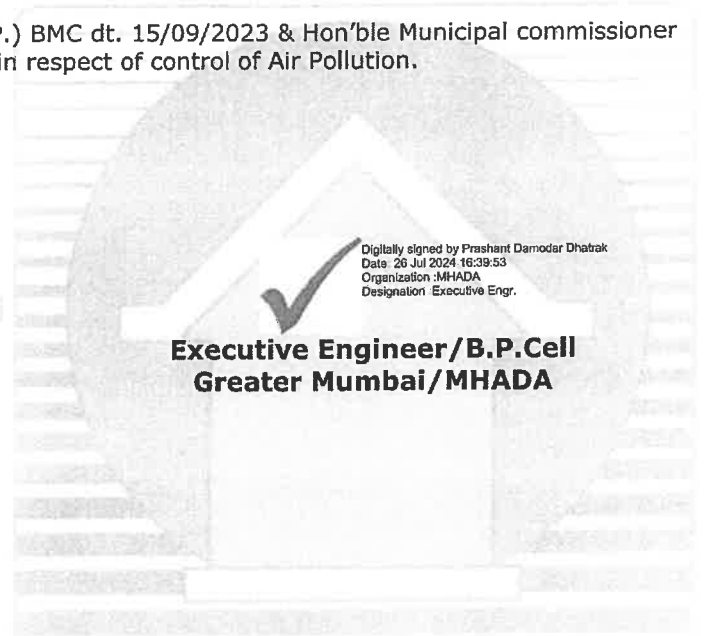
Valid Upto : 08 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-23/0236/2024/FCC/3/Amend

Remark :

This C.C. is Re-endorsed upto top of 20th floor of Wing A & Wing B (i.e., Wing A & Wing B consist of Stilt (pt.) for parking + 1st & 2nd level floor (pt.) for Residential Use & Part for Commercial + 1st floor to 20th floor for residential user having height of 69.95 Mt. (Including OHT + LMR) along with parking tower as per approved amended plan dtd 06.09.2023.

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.



Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE _____ Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - Sachin Kashinath Rakshe.
9. Secretary Prashanti Mangaldham C.H.S. Ltd.

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