



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-1/1997/2026/FCC/2/Amend

Date : 01 September, 2026

To

M/s. Choice Builders &
Developers LLP C.A. to The Pant
Nagar Garden View Co. Op. Hsg.
Soc. Ltd.

1402, Bhumi Raj Costarica, Sector
18, Plot No. 1 & 2, Sanpada Palm
Beach Road, Sanpada, Navi
Mumbai- 400 706.

Sub : Proposed redevelopment of existing building. No. 51, known as Pant Nagar Garden View on plot bearing C.T.S. No. 186 (Pt.), of Village Ghatkopar, MHADA Layout, at Pant Nagar Ghatkopar (E), Mumbai - 400 075.

Dear Applicant,

With reference to your application dated 22 October, 2024 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. 51, known as Pant Nagar Garden View on plot bearing C.T.S. No. 186 (Pt.), of Village Ghatkopar, MHADA Layout, 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

This further C.C. is extended upto top of 16th floor (including LMR/OHT) as per approved amended plans dtd. 22.05.2026.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.



Digitally signed by Mahesh Sadhu Jadhav
Date: 01 Sep 2026 17:51:26
Organization: MHADA
Designation: Executive Engr.

**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 - Sachin Kashinath Rakshe.
9. Secretary Pant Nagar Garden View CHS Ltd.