



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-1/944/2024/FCC/4/Amend

Date : 12 January, 2024

To

Gurukrupa Group Builders And
Developers LLP

Gr. floor, Shop no. C106, Plot no.
80/81, Vashi Plaza, Sector 17,
Vashi, Navi Mumbai, Thane,
Maharashtra, pin 400703.

**ITC Cell,
M. H. & A. D. Authority**

Inward No.: 226

Date: 15.01.2024

*for
payal*

का. अ. / इपक (वृ. शे.) पूरुव उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-124	15 JAN 2024

Sub : Proposed redevelopment of existing building no. 149 known as Pant Nagar Saidham Co. Op. Hsg. Soc. Ltd. on plot bearing CTS no. 5740 part TPS III FP no. 352 part of village Ghatkopar Kirol at Pant Nagar Ghatkopar East Mumbai 400075.

Dear Applicant,

With reference to your application dated 12 February, 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 redevelopment of existing building no. 149 known as Pant Nagar Saidham Co. Op. Hsg. Soc. Ltd. on plot bearing CTS no. 5740 part TPS III FP no. 352 part of village Ghatkopar Kirol 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. 16 February, 2024

Issue On : 17 February, 2022 Valid Upto : 16 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-1/944/2022/CC/1/New
Remark :
This C.C. issued upto Plinth level as per approved I.O.A. plans dtd. 03.12.2021

Issue On : 20 July, 2022 Valid Upto : 16 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-1/944/2022/FCC/1/New
Remark :
This C.C. is further extended for wing A & B upto top of 2nd floor i.e. Wing A & Wing B consist of stilt + 1st pat for residential & part for Fitness Center + 2nd upper floor as per approved I.O.A. plan dtd. 03.12.2021.

Issue On : 16 November, 2022 Valid Upto : 16 February, 2023
Application No. : MH/EE/(BP)/GM/MHADA-1/944/2022/FCC/1/Amend
Remark :
This C.C. is further upto top of 11th floor i.e. Wing A & Wing B consist of Stilt for Stack and Pit parking + 1st (pt) for residential and part for Fitness Centre + 2nd to 11th upper floors as per approved amended plans dtd. 28.09.2022

Issue On : 15 June, 2023 Valid Upto : 16 February, 2024
Application No. : MH/EE/(BP)/GM/MHADA-1/944/2023/FCC/2/Amend
Remark :
This C.C. is further extended upto 15th floor i.e. Wing A & B. both wings consist of Stilt for Stack and Pit parking + 1st (pt) for residential and part for Fitness Centre + 2nd to 15th upper residential floor having height 51.30 Mtr. + OHT as per approved amended plans dtd. 19.05.2023"

Issue On : 08 September, 2023 Valid Upto : 16 February, 2024
Application No. : MH/EE/(BP)/GM/MHADA-1/944/2023/FCC/3/Amend
Remark :
This Further C.C. upto top of 16th (pt) floor Wing A (i.e., Stilt for Stack and Pit parking +pit puzzle parking + 1st (pt) for residential

and part for Fitness Centre + 2nd to 16th (pt.) upper floors with a total height of 54.20 Mt. as per approved Amended plans dated 05.09.2023.

Issue On : 12 January, 2024

Valid Upto : 16 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/944/2024/FCC/4/Amend

Remark :

This C.C. is Further extended upto top of 17th (pt) floor Wing A & top of 17th floor of Wing B (i.e., Wing A consist of Stilt for Stack and Pit parking + pit puzzle parking + 1st (pt.) for residential and part for Fitness Centre + 2nd to 15th + 16th (pt.) + 17th (pt.) upper floors and Wing B Consist of Stilt for Stack and Pit parking + pit puzzle parking + 1st (pt.) for residential and part for Fitness Centre + 2nd to 17th upper floors (including OHT + LMR) as per approved Amended plans dated 05.09.2023.

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 : 12-Jan-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 - Hansraj Raghuraj Vishwakarma.
9. Secretary Pant Nagar Saidham Co. op. Hsg. Soc. Ltd.

ICT/A