

ITC Cell, E-2618696

M. H. & A. D. Author

Inward No.: 2810

16/08/2024



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-1/952/2024/FCC/2/Amend

Date : 14 August, 2024

To

M/s. Rajshree Shivkunj
Developers LLP C.A. to Pant
Nagar Shivkunj CHS. Ltd.

102, Karma Sandesh, Behind
Popular Hotel, Ghatkopar East,
Mumbai-400075.

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र. ✓	दिनांक
ET-1392	16 AUG 2024

Sub : Proposed redevelopment of the existing building No. 43 known as "Pant Nagar Shiv-Kunj CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar-Kirol at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

Dear Applicant,

With reference to your application dated 02 March, 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 the existing building No. 43 known as "Pant Nagar Shiv-Kunj CHS LTD" on plot bearing S. no. 236/A (pt.) & C.T.S. No. 5661(Pt.) of Village Ghatkopar-Kirol at Pant nagar, MHADA Layout, Ghatkopar (East), 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. 08 March, 2025

Issue On : 09 March, 2022

Valid Upto : 08 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/952/2022/CC/1/New

Remark :

Commencement Certificate granted up-to plinth level i.e. height 0.30 mts. from AGL as per approved IOA plans dated 07/12/2021.

Issue On : 02 August, 2022

Valid Upto : 08 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/952/2022/FCC/1/New

Remark :

This CC is now Re-endorsement i.e. up to Top of plinth level as per approved Amended plans dated 25/07/2022.

Issue On : 18 April, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-1/952/2024/FCC/1/Amend

Remark :

This C.C. is now further extended up to top of 6th upper residential floors { i.e. residential building comprising of 2 no. of Basement for Mechanized pit type puzzle car parking system, pump room & U. G. tank + Ground Floor partly used for Entrance lobby, Society office, Meter room, stilt for surface car parking & Mechanized pit type puzzle car parking system within the bldg. line + 1st Floor partly issued for fitness center & partly used for residential & mechanized pit type puzzle car parking system within the bldg. line + 2nd to 6th upper Residential floor with building height 22.36 mts A.G.L. as per last approved Amended plans issued dated- 10/11/2023.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 14 August, 2024

Valid Upto : 08 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-1/952/2024/FCC/2/Amend

Remark :

This C.C. is further extended upto top of 16th upper residential floors {i.e. residential building comprising of 2 no. of Basement for Mechanized pit type puzzle car parking system, pump room & U. G. tank + Ground Floor partly used for Entrance lobby, Society office, Meter room, stilt for surface car parking & Mechanized pit type puzzle car parking system within the bldg. line + 1st Floor partly issued for fitness center & partly used for residential & mechanized pit type puzzle car parking system within the bldg. line + 2nd to 6th upper Residential floor with total

building height 51.36 from AGL + Parapet wall + OHT as per last approved Amended plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-01/952/2023 dated- 10/11/2023.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.



Digitally signed by Prashant Damodar Dhairak
Date: 14 Aug 2024 17:39:07
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 - Hemant Shamkant Bhavsar.
9. Secretary Pant Nagar Shivkunj CHSL (Bldg no. 43)

