



का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
ET-2024	29 NOV 2023

## 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-1/1122/2023/FCC/1/Amend

Date : 24 November, 2023

To

M/s. Mohite Realtors LLP CA to  
Ghatkopar Avadhoot CHS. Ltd.

201 Rajas Residency Office  
Building No 1 Pant Nagar  
Ghatkopar(East) Mumbai 400  
075.

**Sub :** Proposed Redevelopment of existing Building No.96 Society Known as "Ghatkopar Avadhoot CHS Ltd." on plot bearing CTS nos.184 (Pt.) of Village Ghatkopar at Pant Nagar MHADA Layout Ghatkopar (East) Mumbai-400075

Dear Applicant,

With reference to your application dated 16 July, 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.96 Society Known as "Ghatkopar Avadhoot CHS Ltd." on plot bearing CTS nos.184 (Pt.) of Village Ghatkopar at Pant Nagar MHADA Layout 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 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 August, 2024

Issue On : 12 August, 2022

Valid Upto : 11 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1122/2022/CC/1/New

Remark :

This C.C. is issued for work upto plinth level as per approved Zero FSI IOA plans dated 25/05/2022.

Issue On : 31 March, 2023

Valid Upto : 11 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1122/2023/FCC/1/New

Remark :

This C.C. is issued for work of building consisting of wing 'A' & 'B' Wing 'A' Comprising of Basement for Pump room + Stilt (for Parking) + 1st to 13th floor slab for residential use & 'B' Comprising of Stilt (for Parking) + 1st to 13th floor slab for residential use as per approved amended plan dated 13/01/2023.

Issue On : 24 November, 2023

Valid Upto : 11 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1122/2023/FCC/1/Amend

Remark :

This C.C. is issue for work of further extended from 14th to 16th upper floor of wing 'A' & 'B' i.e. full CC for building Consisting of wing 'A' & 'B' i.e. wing 'A' Comprising of Basement for Pump room + Stilt (for Parking) + 1st to 16th upper floor residential use having Height 51.00 mt. & 'B' Comprising of Stilt (for Parking) & Utility + Ground for Society office & Fitness Centre + 1st to 16th upper floor for residential use having height 51.00 mt. + OHT & LMR as per approved amended plans dated 21/11/2023.

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 shall be strictly followed on Site.

Name : Prashant  
Damodar Dhattrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 24-Nov-2023 18:

**Excutive 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 and email to Maha Rera at [helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in).

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 - Abhijeet Sharad Nevrekar.
9. Secretary Ghatkopar Avadhoot CHS.Ltd.

MHADA



