



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-1/1247/2025/FCC/1/Amend

Date : 25 November, 2025

To

M/s. Empire Maitri Flora
Construction LLP. C.A. to Owner
Nagar Sugam Co. opp. Hsg. SOC.
Ltd.

1201/1202, 12th floor, Excel
Plaza, Bldg. No. 07, Near Durga
Parmeshwari Mandir, 90 feet
Road, Ghatkopar (E), Mumbai
400075.

Sub : Proposed Redevelopment of existing building No. 193 & 194 known as "Pant Nagar Sugam Co. opp. Hsg. SOC. Ltd." On property bearing F.P. No. 348 (pt) & 349 (pt) Ghatkopar T.P.S. - III situated at Pant Nagar MHADA colony, Ghatkopar (East), Mumbai 400075.

Dear Applicant,

With reference to your application dated 17 January, 2025 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. 193 & 194 known as "Pant Nagar Sugam Co. opp. Hsg. SOC. Ltd." On property bearing F.P. No. 348 (pt) & 349 (pt) Ghatkopar T.P.S. -III situated at Pant Nagar MHADA colony, 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. Mr. Mahesh Jadhav, 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. 30 March, 2026

Issue On : 31 March, 2023

Valid Upto : 30 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1247/2023/CC/1/New

Remark :

This Commencement Certificate granted for work upto Plinth level as per ZERO FSI approved plans dtd. 16.02.2023

Issue On : 25 March, 2025

Valid Upto : 30 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-1/1247/2025/FCC/1/New

Remark :

This C.C. is further extended upto top of 10th upper habitable floors of wing-A & B (i.e. Wing-A & B as Two Nos. of Basements i.e. (Upper Basement & Lower Basement) + Stilt for parking + 1st to 4th (Part Podium for parking & part for residential user) 5th to 10th upper floors for residential use) as per approved amended plans by MHADA dated 20.01.2025.

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 : 25 November, 2025

Valid Upto : 30 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-1/1247/2025/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 14th upper habitable floors of building comprising of wing-A & B (i.e. Wing-A & B as Two Nos. of Basements i.e. (Upper Basement & Lower Basement) + Stilt for parking + 1st to 4th (Part Podium for parking & part for residential user) 5th to 14th upper floors for residential use) as per approved amended plans by MHADA dated 20.01.2025.

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 Mahesh Sadhu Jadhav
Date: 25 Nov 2025 13:57:42
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 Ramakant Chandane.
9. Secretary Pant Nagar Sugam Co. opp. Hsg. SOC. Ltd