



का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
EP-1425	23 AUG 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-1/852/2023/FCC/1/Amend

Date : 21 August, 2023

To

M/s. Choice Developers C.A. to  
Pant Nagar Pearl Co. Op. Hsg.  
Society Ltd.

1402, Bhumiraj Costarica, Sector  
18, Plot No. 1 & 2, Sanpada Palm  
Beach Road, Sanpada, Navi  
Mumbai - 400706.

ITC Cell,  
M. H. & A. D. Authority  
Inward No: 2188  
Date: 23.08.2023

**Sub :** Proposed redevelopment of building no. 39, known as Pant Nagar Pearl Co. Op. Hsg. Society Ltd., on plot bearing CTS No. 5661 (part), F.P. No. 350-A, of Village Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai.

Dear Applicant,

With reference to your application dated 18 May, 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 building no. 39, known as Pant Nagar Pearl Co. Op. Hsg. Society Ltd., on plot bearing CTS No. 5661 (part), F.P. No. 350-A, of Village Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai..**

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. 23 May, 2024

Issue On : 24 May, 2022

Valid Upto : 23 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/852/2022/CC/1/New

Remark :

This C.C. issued upto Plinth level as per approved Zero FSI IOA plans dtd. 09.07.2021

Issue On : 25 January, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-1/852/2023/FCC/1/New

Remark :

This C.C. is further extended up to top of 14th floor i.e. Part Basement for Pump room + Stilt + 1st to 14th upper floors as per amended plan dtd. 07.12.2022.

Issue On : 21 August, 2023

Valid Upto : 23 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/852/2023/FCC/1/Amend

Remark :

This C.C. is further extended up to top of 16th floor i.e. Part Basement for Pump Room + Stilt + 1st to 16th floor was approved on 07.12.2022

Name : Prashant  
Damodar Dhatrak  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 21-Aug-2023 18:

**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 Naqar Pearl Co. Op. Hsq. Society Ltd.

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