



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-1/583/2023/2023/FCC/3/Amend

Date : 27 September, 2023

To

Pantnagar Rajdhani CHS Ltd.

Building No. 14, Ghatkopar-Kirol,
situated at Pantnagar MHADA
colony, Ghatkopar (E), Mumbai
400075.

ITC Cell,
M. H. & A. D. Authority
Inward No.: 2621
Date: 27.09.2023

का. अ. / इपक (ब. क्षे.) पूर्व उपलब्ध.	
जावक क्र.	
ET-1629	27 SEP 2023

Sub : Proposed Redevelopment of existing building no. 14 known as Pant Nagar Rajdhani CHS Ltd. on plot bearing C.T.S. No. 5681(pt) of village Ghatkopar -Kirol, situated at Pant Nagar MHADA Colony, Ghatkopar (E), Mumbai 400075.

Dear Applicant,

With reference to your application dated 23 March, 2023 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. 14 known as Pant Nagar Rajdhani CHS Ltd. on plot bearing C.T.S. No. 5681(pt) of village Ghatkopar -Kirol, situated at Pant Nagar MHADA Colony, Ghatkopar (E), 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. 30 March, 2024

Issue On : 31 March, 2021 Valid Upto : 30 March, 2022
Application No. : MH/EE/(BP)/GM/MHADA-1/583/2021/CC/1/Old
Remark :
CC upto top of Plinth level as per approved IOA under No. EE/(BP)/Cell/GM/MHADA-1/583/2021 on dt. 27.01.2021

Issue On : 29 October, 2021 Valid Upto : 30 March, 2022
Application No. : MH/EE/(BP)/GM/MHADA-1/583/2021/FCC/1/Old
Remark :
This further CC from the top of 14th floor upto height 42.05 mtr. AGL as per approved plan dtd. 27.01.2021

Issue On : 17 October, 2022 Valid Upto : 30 March, 2023
Application No. : MH/EE/(BP)/GM/MHADA-1/583/2022/FCC/1/Amend
Remark :
This C.C. is granted for Further extension upto top of 16th Floor for ht. of 50.75 mtr. + LMR + OHWT for bldg. comprising of Stilt for parking (pt.), Society Office, DG Set, Pump Room, Two-Wheeler Parking for Entrance Lobby + 1st to 7th Floor for Residential user 8th (pt.) floor for Residential user & (pt.) for Refuge area + 9th to 14th floor for Residential use for meter room + 15th (pt.) for Residential user & (pt.) for Refuge floor and 16th Floor for Residential user as per the approved amended plans dated 18/08/2022.

Issue On : 22 June, 2023 Valid Upto : 30 March, 2024
Application No. : MH/EE/(BP)/GM/MHADA-1/583/2023/FCC/2/Amend
Remark :
Now, this C.C. is further extended upto top of 19th floor consist of Ground Stilt floor for Car Parking, Parking Tower, Society Office + 1st to 19th upper Residential floors with height upto 59.45 mtr and as per last approved and amended plans issued by this office u.no.MH / EE / (B.P.) / GM/MHADA-01/583/2023, Dtd.31.05.2023.

Issue On : 27 September, 2023 Valid Upto : 30 March, 2024
Application No. : MH/EE/(BP)/GM/MHADA-1/583/2023/2023/FCC/3/Amend
Remark :

This C.C. is now re-endorsed and further extended for work upto 20th upper floor i.e 62.35 mtr. + OHT as per last approved amended plans issued vide u.no. Cell/GM/MHADA-01/583/2023 dtd.31.05.2023.

✓
Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 27-Sep-2023 15:

**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 _____ MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE _____ Division / MB.
6. A.E.W.W _____ MCGM.
7. A.A. & C _____ MCGM
8. Architect / LS - SAGAR KAILASH SHARMA.
9. Secretary Pantnagar Rajdhani CHS Ltd.

EEH/19/20

ECT/A