



## 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-1/977/2025/FCC/3/Amend

Date : 25 June, 2025

#### **To**

Secretary, Pant Nagar Sangam  
Co-Op. Hsg. Soc. Ltd.

Bldg. No. 59, Pant Nagar,  
Ghatkopar (E), Mumbai - 400  
075.

**Sub :** Proposed redevelopment of existing Building No. 59 known as "Pant Nagar Sangam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 186 (pt), Survey No. 236 - A of Pant Nagar, Ghatkopar (E), Mumbai - 400 075.

Dear Applicant,

With reference to your application dated 06 June, 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. 59 known as "Pant Nagar Sangam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 186 (pt), Survey No. 236 - A of Pant Nagar, Ghatkopar (E), 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 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. 06 February, 2026

Issue On : 07 February, 2023 Valid Upto : 06 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/977/2022/CC/1/New

Remark :

This Part plinth C.C. as per Phase program-I approved by Dy.Ch.E and ZERO FSI IOA issued Dtd. 12.02.2021 vide letter No. MH/EE/BP Cell/ GM/MHADA-1/977/2021 is approved along with attachment of Phase program.

Issue On : 13 June, 2023 Valid Upto : 06 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/977/2023/FCC/1/New

Remark :

Please read this CC with C.T.S. No. 186 (pt), Survey No. 236 - A of Pant Nagar, Ghalkopar (E),

Issue On : 19 April, 2024 Valid Upto : 06 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-1/977/2024/FCC/1/Amend

Remark :

Full plinth C.C. upto plinth level as per ZERO FSI IOA issued Dtd.12.02.2021 vide letter U/r. No.MH/EE/BP Cell/GM/MHADA-1/977/2021.

Note :-

The further CC is accorded with following conditions.

1. The depth of pile foundation is not to be exceeded above 11.50 mts, and the lift pit depth not to be exceeded more than 3 mts. As mentioned in attached plan with NHRCL NOC.

2. After completion of plinth, the certificate to this effect shall be submitted by the structural consultant.

3. 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.

The further CC shall be accorded after compliance of above conditions.

Issue On : 22 August, 2024 Valid Upto : 06 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-1/977/2024/FCC/2/Amend

Remark :

The C.C. for building comprising of Ground (pt.) for Meter Room, Servant Toilet, Pump Room, Society office, UG Tank & Stilt (pt.) for parking, 1st to 12th upper floors for residential use having height 39.00 mt. with Parking Tower having height of 24.80 mt. from AGL as per last approved Amended plans issued on dated- 04.06.2024. 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 June, 2025

Valid Upto : 06 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-1/977/2025/FCC/3/Amend

Remark :

The C.C. is Further extended from 13th to 15th upper floor residential use i.e. building comprising of Ground (pt.) for Meter Room, Servant Toilet, Pump Room, Society office, UG Tank & Stilt (pt.) for parking, 1st to 15th upper floors for residential use having height 47.70 mt. with Parking Tower having height of 30.20 mt. from AGL. In this regards, Architect has submitted NOC from Mumbai Board vide letter No.MHADA NOC u/no.CO/MB/REE/NOC/F-812/2991/2021 dated 08.12.2021.

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, dt. 25.10.2023 shall be strictly followed on site

Digitally signed by Prashant Damodar Dhatrak  
Date: 25 Jun 2025 18:58:43  
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 - MILIND BALKRISHNA FULZELE.
9. Secretary "Pant Nagar Sangam Co. Op. Hsg. Soc. Ltd."

