



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-1/854/2023/FCC/2/Amend

Date : 04 September, 2023

To

M/s. Jairaj Happy Homes

Plot No. 278, Ganga Heritage,
Level 2, Deodhar Marg, Matunga,
Mumbai, Maharashtra 400019

ITC Cell,
M. H. & A. D. Authority
Inward No.: 2355
Date: 05.09.2023

का. अ. / इपक (बृ.क्षे.) पूर्व उपनगर / प्रा.	
जावक क्र.	ET-1526
05 SEP 2023	

Sub : Proposed redevelopment of Existing Building Nos.173-174 (Plot C) of Pantnagar MHADA Layout, bearing CTS No.5685 (part), F.P. No.320, III of Village Ghatkopar-Kirol situated at Pant Nagar, Ghatkopar (East), Mumbai - 400 075.

Dear Applicant,

With reference to your application dated 03 November, 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 Nos.173-174 (Plot C) of Pantnagar MHADA Layout, bearing CTS No.5685 (part), F.P. No.320, III of Village Ghatkopar-Kirol situated at Pant Nagar, Ghatkopar (East), 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. 09 December, 2023

Issue On : 10 December, 2021

Valid Upto : 09 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/854/2021/CC/1/Old

Remark :

This CC is issued for work upto plinth for phase 1 on 10.12.2021 and plinth CC for phase II as per approved IOA plans dt. 13.07.2021

Issue On : 11 November, 2022

Valid Upto : 09 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/854/2022/FCC/1/New

Remark :

This C.C. is granted for further extension from Stilt Floor to 13th upper residential floors i.e for building comprising of 2 level of basement i.e. Lower basement + Upper basement + Stilt + 1st to 13th upper floors with a total height of 43.65 mt. from AGL as per last approved IOA plans issued by MHADA vide I.O.A.U/No.MH/EE/BP CELL/GM/MHADA-1/854/2021dated- 13.07.2021.

Issue On : 13 July, 2023

Valid Upto : 09 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/854/2023/FCC/1/Amend

Remark :

The C.C. extended upto 15th upper floor for residential user + OHT for building comprising of Lower Basement + Upper Basement Stilt to 15th Upper floor for residential user having height 49.65 mt. upto terrace top from AGL as per last approved IOA plans issue by MHADA dtd. 13.07.2021.

Issue On : 04 September, 2023

Valid Upto : 09 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/854/2023/FCC/2/Amend

Remark :

This Full C.C. is Re-endorsed for building comprising of 2 level of basement i.e. Lower basement + Upper basement + Stilt + 1st to 15th upper floors with a total height of 49.65 mt. from AGL + OHT & LMR as per last approved amended plans dated 07.08.2023.



Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Personal
Date : 04-Sep-2023 20:

**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 and email to Maha Rera at 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 - MANOJ VALJIBHAI DAISARIA.
9. Secretary Pant Nagar Friends Co-Operative Housing Society Ltd.



