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-1/1270/2024/FCC/2/Amend Date : 06 June, 2024

To

M/s D D Infra C.A.to Pant Nagar
Makarand CHS. Ltd.

B-515, Kanara Bussiness Centre,
Ghatkopar-Andheri Link Road,
Ghatkopar(East),Mumbai-
400075.

Sub : Proposed Redevelopment of existing building No.104 known as "Pant Nagar Makarand CHS. Ltd." on plot bearing S.No-236(A),C.T.S.No.184(pt.), of Village Ghatkopar at Pantnagar, Ghatkopar (East),Mumbai – 400 075.

Dear Applicant,

With reference to your application dated 06 November, 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.104 known as "Pant Nagar Makarand CHS. Ltd." on plot bearing S.No-236(A),C.T.S.No.184(pt.), of Village Ghatkopar at Pantnagar, 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. 24 July, 2024

Issue On : 25 July, 2023 Valid Upto : 24 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1270/2023/CC/1/New

Remark :

This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 12/04/2023.

Issue On : 21 December, 2023 Valid Upto : 24 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1270/2023/FCC/1/New

Remark :

This C.C. is issued for work of building comprising of Basement for Pump room + Ground (Part) for shops & Part for Fitness Center Society office & utility + 1st to 6th upper floors for residential use with Parking Tower as per the approved amended plans dated 02/11/2023.

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 shall be strictly followed on Site.

Issue On : 03 April, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-1/1270/2024/FCC/1/Amend

Remark :

This C.C. is issued for work of building comprising of Basement for Pump room + Ground (Part) for shops & Part for Fitness Center Society office & utility + 1st to 14th floor top slab level for residential use with Parking Tower as per the approved amended plans dated 02/11/2023.

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 shall be strictly followed on Site.

Issue On : 06 June, 2024 Valid Upto : 24 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1270/2024/FCC/2/Amend

Remark :

This Full C.C. is issued for building comprising of Basement for Pump room + Ground (Part) for shops & Part for Fitness Center, Society office & utility + 1st to 16th upper floors for residential use having height 50.67 mtr. upto terrace level with mechanized parking tower having height 47.80 mt. upto 15th upper floor level within building

line+ OHT& LMR as per the approved amended plans dated 02/11/2023.

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 shall be strictly followed on Site

Name : Prashant Damodar Dhatrak
Designation : Executive Engineer
Organization : Personal
Date : 06-Jun-2024 16:

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 - Jayantilal Lalji Rathod.
9. Secretary Pant Nagar Makrand CHS.Ltd.

MHADA