

## Annexure D2



### 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-1/157/2022/FCC/1/Amend

Date : 27 July, 2022

#### **To**

M/s. Aadeshwar Associates NX  
C.A. to Pant Nagar Siddhivinayak  
Co. Op. Hsg. Soc. Ltd.

4th floor, Sai Heritage, Tilak  
Road, Ghatkopar (East), Mumbai  
- 400077.

**Sub :** Proposed redevelopment of the existing building no. 316 to 321 Society known as Pant Nagar Siddhivinayak CHS Ltd. on plot bearing CTS No. 5682 (Pt.), of Village Ghatkopar East, F.P. No. 323A, T.P.S. Ghatkopar No. III, at Pant Nagar, Pant Nagar MHADA Layout, at Ghatkopar (East), Mumbai- 400075.

Dear Applicant,

With reference to your application dated 18 November, 2020 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 the existing building no. 316 to 321 Society known as Pant Nagar Siddhivinayak CHS Ltd. on plot bearing CTS No. 5682 (Pt.), of Village Ghatkopar East, F.P. No. 323A, T.P.S. Ghatkopar No. III, at Pant Nagar, Pant Nagar MHADA Layout, at Ghatkopar (East), 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. A N Rathod, 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 December, 2022

Issue On : 07 December, 2020

Application No. : MH/EE/(BP)/GM/MHADA-1/157/2020/CC/1/New

Remark :

This C.C. issued upto plinth level as per ZERO FSI IOA plans dtd.28.12.2018

NOTE: Applicant / Owner/ Architect must follow all the GR s/ Circulars/ Guidelines issued by GoM/ Mhada/ MCGM for the Pandemic period of Covid-19.

Valid Upto : 06 December, 2021

Issue On : 09 February, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/157/2022/FCC/1/New

Remark :

This C.C. Further extended upto top of 7th floor of Wing A, A1 for building consist of Basement + Ground (pt) + Stilt (pt) + 1st (pt) for podium & part for commercial + 2nd to 7th floors and CC Upto top of 6th floor of Wing B consist of Basement + Ground (pt) + Stilt (pt) + 1st (pt) for podium & part for Residential + 2nd to 6th floors as per approved amended plan dtd. 16.03.2021.

Valid Upto : 06 December, 2022

Issue On : 27 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/157/2022/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 18th floor of Wing A, A1 & CC upto top of 18th floor of Wing B & B1 i.e. Wing A & A1 consist of Basement + Ground (pt) + Stilt (pt) + 1st (pt) for podium & part for commercial + 2nd to 18th floors and Wing B consist of Basement + Ground (pt) + Stilt (pt) + 1st (pt) for podium & part for Residential + 2nd to 18th floors & Wing B1 consist of Basement + Ground (pt) + Stilt (pt) + 1st (pt) for podium & part for Stilt + 2nd to 18th upper floors as per approved amended plan dtd. 21.07.2022

Valid Upto : 06 December, 2022



Name : Anil Namdeo  
Rathod  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 27-Jul-2022 17:

**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.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W N Ward MCGM.
6. A.A. & C N Ward MCGM
7. Architect / LS - Sachin Kashinath Rakshe.
8. Secretary Pant Nagar Siddhivinayak CHS Ltd

म्हाडा  
MHADA

