



# 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-1/838/2023/FCC/3/Amend

Date : 12 May, 2023

### To

MAHESH LIRA VERAT

C-106, VASHI PLAZZA, SECTOR-  
17, NAVI MUMBAI -4000703

**Sub :** proposed redevelopment of existing Buildings No.45 known as "Pant Nagar Shree Ganesh Co-op Hsg. Society Ltd" On Plot bearing FP no.350/A of Ghatkopar TPS III CTS. No. 5661(Pt.) Of Village Ghatkopar – Kiroi, at Pant Nagar, Ghatkopar (East), Mumbai – 400075.

Dear Applicant,

With reference to your application dated 26 March, 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 Buildings No.45 known as "Pant Nagar Shree Ganesh Co-op Hsg. Society Ltd" On Plot bearing FP no.350/A of Ghatkopar TPS III CTS. No. 5661(Pt.) Of Village Ghatkopar – Kiroi, at Pant Nagar, 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. 11 July, 2024

Issue On : 12 July, 2021

Valid Upto : 11 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/838/2021/CC/1/Old

Remark :

PLINTH CC AS APPROVED IOA PLAN DATED 10.06.2021

Issue On : 03 December, 2021

Valid Upto : 11 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/838/2021/FCC/1/Old

Remark :

further CC upto top of 2nd upper floors ( i.e Proposed building Comprising of part Besement for Services +Ground (Pt) +Stilt (pt) +1st to 2nd upper residential floor with a total hight of 10.30 mt. from general Ground level to terrace level as per last approved amended plan dated 28/12/2021

Issue On : 22 April, 2022

Valid Upto : 11 July, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/838/2022/FCC/1/Amend

Remark :

The C.C. extended form 3rd floor to13th upper residential floors of Wing A & B“ {i.e. building comprising of two wings as Wing 'A' and B' consist of Part Ground & Part Stilt Floor for Mechanized Pit type puzzle parking system + 1st Floors partly used for Society Office + Fitness Centre & Partly used for Residential Flats + 2nd to 13th upper Residential Floor with building ht. 42.20 mt..from AGL as per last approved Amended plans issued by MHADA on dated- 20.08.2021vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-01/838/2021 }.

Issue On : 19 July, 2022

Valid Upto : 11 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/838/2022/FCC/2/Amend

Remark :

This Further CC is extended for vertical extension from 14th floor to 16th part (i.e. only 1 flat in wing A) upper residential floor for Wing A & B { i.e. Wing 'A' and 'B' consist of Part Ground & Part Stilt Floor for Mechanized Pit type puzzle parking system + 1st Floors partly used for Society Office + Fitness Centre & Partly used for Residential Flats + 2nd to 16th part (i.e. only 1 flat in wing A) upper Residential Floor with total building ht. 51.20 mt. from AGL as per last approved Amended plans issued by MHADA on dated 20/08/2021.

Issue On : 12 May, 2023

Valid Upto : 11 July, 2024

Remark :

This Full C.C. is now Further horizontal extended 16th upper residential floors of Wing A & B" {i.e. building comprising of two wings as Wing 'A' and 'B' consist of Part Ground & Part Stilt Floor for Mechanized Pit type puzzle parking system+1st Floors partly used for Society Office + Fitness Centre & Partly used for Residential Flats + 2nd to 16th upper Residential Floor with building ht. 52.21 mt. from AGL including LMR and OHT as per last approved Amended plans issued by MHADA on dated- 10.05.2023vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-01/838/2023}

**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 - Jayantilal Lalji Rathod.
8. Secretary Pant Nagar shree Ganesh Co-op Hsg. Society Ltd

MHADA

