



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-51/1576/2025/FCC/2/Amend

Date : 02 April, 2025

To

M/s. Ashapura Developer

6th Floor, Plot No.114, Flat No.
601, Neelam CHS, Jawahar Nagar
Road 8, Haveli Marg, Goregaon
West, Mumbai suburban,
Maharashtra 400104.

का. अ. / इपक (बु क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
E-5013875	18 APR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1249
Date: 16-04-25

Sub : Proposed redevelopment of existing Bldg. No. 3 on plot bearing C.T.S. No.350, Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Ashapura Developer C.A. to Siddharth Nagar Nishad Co-op. Hsg. Soc. Ltd.

Dear Applicant,

With reference to your application dated 22 July, 2024 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 Bldg. No. 3 on plot bearing C.T.S. No.350, Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Ashapura Developer C.A. to Siddharth Nagar Nishad Co-op. Hsg. Soc. Ltd..**

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. Rupesh M. Totewar, 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. 07 February, 2026

Issue On : 08 February, 2010

Valid Upto : 07 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/1576/2010/CG/1/Old

Remark :

Stilt slab level.

Issue On : 08 February, 2010

Valid Upto : 07 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-51/1576/2010/FCC/1/Old

Remark :

This C.C. is now valid and re-endorsed upto stilt slab level as per approved plan dated. 07-04-2011.

Issue On : 27 February, 2013

Valid Upto : 07 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-51/1576/2010/FCC/1/Old

Remark :

This C.C. is extended for entire work i.e. Stilt + 1st to 2nd podium + 1st to 9th upper floor as per approved amended plan. dated. 02-02-2013

Issue On : 10 September, 2024

Valid Upto : 07 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-51/1576/2024/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed from Stilt + 1st and 2nd podium + 1st to 9th floor and Further extended from 10th to 18th upper floor for residential user with total building ht. up to 66.60 m AGL as per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -51/1576/2024 dated: 21.06.2024.

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, dt. 25.10.2023 shall be strictly followed on site.

Issue On : 02 April, 2025

Valid Upto : 07 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-51/1576/2025/FCC/2/Amend

Remark :

This C.C. Further extended for entire work up to 19th floors for residential user with total building ht. up to 69.80 m AGL. + LMR & OHT As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA - 51/1576/2024 dated: 21.06.2024.

Note:- As per guidelines issued by MCGM vide letter dtd. 25.10.2023, this office issued notice vide letter dtd.25.10.2023 and 07.11.2023 to the developer/Architect regarding Control of Air pollutions during constructions activities. The applicant has attached photographs showing the precautionary measure taken by him in respect of control of air pollution in the vicinity of the site.

✓
Digitally signed by Rupesh Muradhar Totewar
Date: 02 Apr 2025 14:59:41
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 P South Ward MCGM.
- ✓ 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Chandan Prabhakar Kelekar.
9. Secretary M/s. Ashapura Developer

