



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-113/1616/2025/FCC/1/Amend

Date : 24 November, 2025

To

M/s. Oxford Worldone Realty LLP.

Shop No. 07, Shiv Sagar
C.H.S.L., Plot No.36, Sector No.
01, Near Kamala Industrial Park,
Charkop, Kandivali (West),
Mumbai.

Sub : Proposed redevelopment of Oshiwara Godavari C.H.S.L. existing Building No.1, plot bearing C.T.S. No.2/B at MHADA Layout, Adarsh Nagar, Oshiwara Jogeshwari (West), Mumbai. M/s. Oxford Worldone Realty LLP.

Dear Applicant,

With reference to your application dated 23 September, 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 Oshiwara Godavari C.H.S.L. existing Building No.1, plot bearing C.T.S. No.2/B at MHADA Layout, Adarsh Nagar, Oshiwara Jogeshwari (West), Mumbai. M/s. Oxford Worldone Realty LLP..**

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. 27 January, 2026

Issue On : 28 January, 2025 Valid Upto : 27 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-113/1616/2024/CC/1/New

Remark :

This Commencement Certificate issued upto top of Plinth Level as per u/no.MH/EE/(B.P.)/GM/MHADA 113/ 1616/2024 dated. 09.09.2024.

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, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 01 July, 2025 Valid Upto : 27 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-113/1616/2025/FCC/1/New

Remark :

This C.C. is now Re-endorsed upto Plinth Level As per approved Amended plans issued vide u/no.MH/EE/(B.P.)/GM/MHADA 113/1616/2025/IOA/1/ Amended dtd. 03.04.2025.

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, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 24 November, 2025 Valid Upto : 27 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-113/1616/2025/FCC/1/Amend

Remark :

This F.C.C. is granted for Part Basement for Pump Room, Fire Fighting, Domestic, Flushing & rain water Tank etc + Ground floor 4 Shops, D.G. Set, Meter Room, Fire Control room + Society Office etc. + 1st floor (pt) for 2 shops interconnected, (pt.) for Fitness Center + Floor above 1st floor (+8.25 mt) above AGL as service floor + 2nd to 6th + 8th to 13th + 15th to 20th + 22nd to 27th + 29th to 31st floor for residential purpose + 7th, 14th, 21st, 28th floor part floor for refuge area & part for residential user having height of 101.55 mt upto top of terrace+LMR+OHT along with Parking Tower on West-North corner having height 90.15 mtr, as per approved amended plans issue dtd. 03.04.2025.

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, dtd. 25.10.2023 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 24 Nov 2025 17:38:32
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 K West Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - Chandan Prabhakar Kelekar.
9. Secretary Oshiwara Godavari C.H.S.L.