



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority 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/(B.P.)/GM/MHADA-48/1308/2023

DATE- 13 SEP 2023

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 2462  
Date: 13.09.2023



का. अ. / शपक (वृक्षे)
पक्षिः / प्रा.
जावक क्र
४५-१९३६ 13 SEP २०२३

To,  
EXECUTIVE ENGINEER (GOREGAON DIVISION)  
MUMBAI HOUSING & AREA DEVELOPMENT BOARD (Owner).  
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA(EAST), MUMBAI.

To,  
KBJ DEVELOPERS. (POA Holder)  
R-7 / B-2, SIDDHARTH NAGAR NO. 1,  
ROAD NO. 9, PRABHODHAN THAKRE PLAYGROUND,  
GOREGAON (WEST), MUMBAI - 400104.

**Sub:** Proposed Bldg No.1 on Sector No. R-7 / B-2 in the Siddharth Nagar, MHADA Layout, on plot bearing C.T.S. No. 260/3A of village Pahadi Goregaon at Goregaon (West), Mumbai.

**Ref:** 1. IOD dtd. 29.09.2014 u/no. MCGM- CHE/339/BP(WS)/AP/Govt.  
2. Further CC dtd. 15.12.2016 u/no. MCGM- CHE /339/BP (WS)/AP/Govt.  
3. Amended IOA dtd. 13.07.2023 u/no. MHADA-48/1308/2023.  
4. Representation of Architect dtd. 12.09.2023 for Further CC.

Sir,

With reference to your application dated 20.06.2023 for development permission and grant of Full 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 for **Proposed**

1/3



**Bldg No.1 on Sector No. R-7 / B-2 in the Siddharth Nagar, MHADA Layout, on plot bearing C.T.S. No. 260/3A of village Pahadi Goregaon at Goregaon (West), Mumbai.** The Commencement Certificate / Building Permit is granted subject to compliances mentioned in IOA dated 13.07.2023 as under:

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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
  - 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

7)14/A  
the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. 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.

Now, This C.C. is granted for work of building consisting of 2 wings namely Wing A & Wing B, Wing A & Wing B comprises of Basement + Ground (pt. for restaurant + pt. for parking) + 1st podium (pt. for parking & pt. for restaurant) + 2nd podium (pt. for fitness center, swimming pool, banquet hall, indoor games) + 1st to 18th upper residential floors (ht. up to 66.55m AGL) as per approved plans dtd 13.07.2023"

--Sd--

(Rupesh M. Totewar)

**Executive Engineer/B.P./(GM)/(W/S)  
MHADA**

Copy to:

1) CO/MB

2) Dy. Che. Eng./B.P./(GM)/MHADA

3) Chief ICT Officer/A for info, upload on MHADA web site & Email to MahaRera at helpdesk@maharera.mahaonline.gov.in

4) Asst. Commissioner P/S Ward (MCGM)

5) A.A. & C. P/S Ward (MCGM)

6) A.E.W.W. P/S Ward (MCGM)

7) Architect. Shri. Chandan Kelekar

For information please.

(Rupesh M. Totewar)

**Executive Engineer/B.P./(GM)/(W/S)  
MHADA**