

**ITC Cell,**  
**M. H. & A. D. Authority**  
**Inward No.: 2223**  
**Date: 25.08.2023**  
**म्हाडा**

का. अ. / इपक (बृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
EP-1810	24 AUG 2023

## **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-51/1136/2023/FCC/1/Amend

Date : 24 August, 2023

**To**

M/s. Oxford Planet Realty L.L.P.

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

**Sub :** Proposed redevelopment of New Siddharth Nagar Pancham C.H.S.L. , Bldg. No. 1 to 5 on plot bearing C.T.S. No.356 (pt.), S. No. 2(pt.) of Village Pahadi Goregaon at MHADA Layout, New Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Oxford Planet Realty L.L.P.

Dear Applicant,

With reference to your application dated 08 August, 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 New Siddharth Nagar Pancham C.H.S.L. , Bldg. No. 1 to 5 on plot bearing C.T.S. No.356 (pt.), S. No. 2(pt.) of Village Pahadi Goregaon at MHADA Layout, New Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Oxford Planet Realty L.L.P. .**

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. 26 September, 2023

Issue On : 27 September, 2022 Valid Upto : 26 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1136/2022/CC/1/New

Remark :

This CC is granted upto top of stilt level (i.e upto height 4.65m AGL) for wing B and wing C only as per approved IOA dtd. 27.06.2022.

Issue On : 13 December, 2022 Valid Upto : 26 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1136/2022/FCC/1/New

Remark :

This C.C. is granted upto top of stilt level (i.e upto height 4.65m AGL) for wing A as per approved IOA dtd. 27.06.2022.

Issue On : 24 August, 2023 Valid Upto : 26 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1136/2023/FCC/1/Amend

Remark :

This CC is now re-endorsed and further extended for entire work of building comprising of 3 Wings namely Wing 'A', Wing 'B' and Wing 'C'. Wing A comprises of Stilt for stack Parking, Meter Room, Entrance Lobby + 1st to 22nd upper floor for residential user, Wing B comprises Stilt for stack Parking, Meter Room + Entrance Lobby + 1st (pt) for fitness Center and for (pt.) residential user + 2nd to 22nd upper floor for residential user, Wing C comprises of Stilt for Stack Parking, Entrance lobby + 1st (pt) for Fitness Center + for (pt.) residential + (pt) for Society office + 2nd to 22nd upper floor for residential user with total height 69.95 mt. + LMR + OHT and Parking Tower touching the building on south side with total height 69.80 mt. + LMR OHT+ part Basement for water tank and pump room touching to building on west side touching to building line as per approved plans u/No. MH/EE/(B.P.)/GM/ MHADA- 51/1136/2023 dated- 08.02.2023

Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 24-Aug-2023 14:

**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.W P South Ward MCGM.
7. A.A. & C P South Ward MCGM
8. Architect / LS - Chandan Prabhakar Kelekar.
9. Secretary New Siddharth Nagar Pancham C.H.S.L.

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