



## 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. EE/B.P.Cell/GM/MHADA-51/251/2019/2023/FCC/3/Amend

Date : 03 March, 2023

#### **To**

M/s. Oxford Realtors India Pvt.  
Ltd. CA to Owner Harshvardhan  
CHSL

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

**Sub :** Proposed redevelopment of Siddharth Nagar Harshavardhan CHSL bearing Building No. 2 on C.T.S. No. 27 (A), MHADA Layout, Siddharth Nagar, (Part-III), S. V. Road Goregaon (West), Mumbai. For M/s. Oxford Realtors India Pvt. Ltd. CA to Owner.

Dear Applicant,

With reference to your application dated 20 November, 2020 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 Siddharth Nagar Harshavardhan CHSL bearing Building No. 2 on C.T.S. No. 27 (A), MHADA Layout, Siddharth Nagar, (Part-III), S. V. Road Goregaon (West), Mumbai. For M/s. Oxford Realtors India Pvt. Ltd. CA to Owner..**

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. 21 January, 2024

Issue On : 22 January, 2020

Application No. : EE/B.P.Cell/GM/MHADA-51/251/2019/2019/CC/1/Old

Remark :

This C.C. is issued upto Plinth level as per approved plans issued by MHADA dtd.30.03.2019 u/no.MH/EE/(B.P.)/GM/MHADA-51/251/2019.

Valid Upto : 21 January, 2021

Issue On : 23 December, 2020

Application No. : EE/B.P.Cell/GM/MHADA-51/251/2019/2020/FCC/1/New

Remark :

This CC is further extended for Wing A & B - comprising of Ground floor for Shops + 1st floor for Offices + 2nd to 4th floor podium for parking + 5th to 7th upper floors for Residential user with Ht. 24.35 mt. for the building under reference as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-51/251/2019 dtd. 30.03.2019.

Valid Upto : 21 January, 2021

Issue On : 14 October, 2021

Application No. : EE/B.P.Cell/GM/MHADA-51/251/2019/2021/FCC/1/Amend

Remark :

This Further Commencement Certificate Is now granted for work comprising of Wing A - Ground floor for Shops + 1st floor for Offices + 2nd to 4th floor podium for parking + 5th to 10th upper floors and Wing B - Ground floor for Shops + 1st floor for Offices + 2nd to 4th floor podium for parking + 5th to 9th upper floors for Residential user for the building under reference as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-51/251/2021 dtd.18.05.2021

Valid Upto : 21 January, 2022

Issue On : 22 March, 2022

Application No. : EE/B.P.Cell/GM/MHADA-51/251/2019/2022/FCC/2/Amend

Remark :

This CC is now further extended for Wing A from 11th to 20th upper floors for Residential User and Wing B from 10th to 20th upper floors for Residential User as per approved plan dtd. 12.01.2022.

Valid Upto : 21 January, 2023

Issue On : 03 March, 2023

Valid Upto : 21 January, 2024

Application No. : EE/B.P.Cell/GM/MHADA-51/251/2019/2023/FCC/3/Amend

Remark :

"This Further Commencement Certificate is now granted for building comprising of Wing A & B – Ground floor for Shops + 1st floor for Offices + 2nd to 4th floor podium for parking + 5th to 23rd upper floor for Residential User(i.e. for entire work) as per approved Amended plans dated. 24.01.2023"

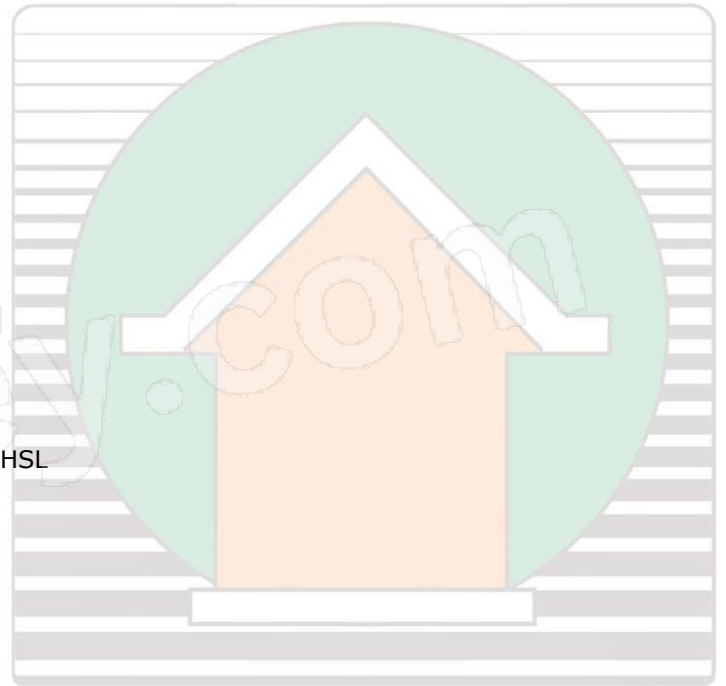
**Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner P South Ward MCGM.

Copy to : -

4. EE \_\_\_\_\_ Division / MB.
5. A.E.W.W P South Ward MCGM.
6. A.A. & C P South Ward MCGM
7. Architect / LS - Chandan Prabhakar Kelekar.
8. Secretary Siddharth Nagar Harshavardhan CHSL



MHADA