



का. अ. / इपक (बु क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जाचक क्र.	दिनांक
24-150/	19 JUL 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-51/1116/2023/FCC/1/New

Date : 17 July, 2023

To

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

07, Shiv Sagar C.H.S.L., Plot
No.36, Sector No. 01, Near
Kamala Industrial Park, Charkop,
Kandivali (West), Mumbai-
400067

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1740
Date: 19.07.2023

Sub : Proposed redevelopment of Siddharth Nagar Navnirmata C.H.S.L, existing Bldg. No. 15, on plot C.T.S. No. 355(pt.), 355/1 to 9 of Village Pahadi Goregaon at S.V. Road Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Oxford Navrang Realty L.L.P.

Dear Applicant,

With reference to your application dated 24 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 Siddharth Nagar Navnirmata C.H.S.L, existing Bldg. No. 15, on plot C.T.S. No. 355(pt.), 355/1 to 9 of Village Pahadi Goregaon at S.V. Road Siddharth Nagar, Goregaon (West), Mumbai. For M/s. Oxford Navrang 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. 25 August, 2023

Issue On : 26 August, 2022

Valid Upto : 25 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1116/2022/CC/1/Old

Remark :

Now, this C.C. is issued upto top of plinth (i.e. ht. 0.30 mt. above AGL) as per approved plan u/no. MH/EE/(BP)/GM/MHADA-51/1116/2022 dtd.: 04.08.2022.

Issue On : 17 July, 2023

Valid Upto : 25 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1116/2023/FCC/1/New

Remark :

This C.C. is extend for entire work of building comprising basement (-4.40 mt below AGL) for tank, Pump Room, Natural Ventilation etc + Ground floor for Convenience shops, meter room, Elec/Tel duct, Entrance Lobby, utilities etc + 1st floor for Offices i.e. Commercial purpose with separate staircase + 2nd floor for residential user (pt) + Fitness Center (pt) + 3rd to 7th + 9th to 14th + 16th to 22nd for residential purpose + 8th floor for society office, refuge area & residential purpose + 15th floor for residential & refuge area (i.e height 69.45 mt. + LMR +OHT) + 2 level pit parking along with Parking Tower on South side touching to building line with total height 71.85 mt. including car lift room as per approved plans u/No. MH/EE/(B.P.)/GM/ MHADA- 51/1116/2022 dated- 04.08.2022.



Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 17-Jul-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 Siddharth Nagar Navnirmata C.H.S.L.