



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-48/1308/2024/FCC/2/Amend

Date : 24 January, 2024

To

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

To,
M/s. KBJ Developers Pvt. Ltd.,
R7/B2 Siddharth Nagar No. 1,
Road No. 9, Prabhodhan Thakre
Playground, Goregaon West
Mumbai 400104.

का. अ. / इपक (वृक्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-204	25 JAN 2024

Sub : Proposed residential Building No.1 in Sub-Plot No.R-7/B-2, in Siddharth Nagar, MHADA Layout on plot bearing C.T.S. No. 260/3A, of Village Pahadi Goregaon at Goregaon (West). For M/s. KBJ Developers Pvt. Ltd.

Dear Applicant,

With reference to your application dated 21 July, 2023 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 residential Building No.1 in Sub-Plot No.R-7/B-2, in Siddharth Nagar, MHADA Layout on plot bearing C.T.S. No. 260/3A, of Village Pahadi Goregaon at Goregaon (West). For M/s. KBJ Developers Pvt. Ltd..**

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. 28 September, 2024

Issue On : 29 September, 2014

Valid Upto : 28 September, 2015

Application No. : MH/EE/(BP)/GM/MHADA-48/1308/2014/CC/1/Old

Remark :

Wing A - Basement + Stilt + 1st & 2nd podium + 1st to 13th + 14th (pt.) upper floors & Wing B - Basement + Stilt + 1st & 2nd podium + 1st to 14th upper floors.

Issue On : 28 November, 2016

Valid Upto : 28 September, 2018

Application No. : MH/EE/(BP)/GM/MHADA-48/1308/2016/FCC/1/Old

Remark :

There is no objection to commence the work of construction for entire work i.e. Basement + stilt + 1st & 2nd podium + 1st to 9th upper floors for Wing A & Wing B as per approved plans dtd. 29.09.2014.

Issue On : 15 December, 2016

Valid Upto : 28 September, 2018

Application No. : MH/EE/(BP)/GM/MHADA-48/1308/2016/FCC/1/Old

Remark :

There is no objection to commence the work of construction for entire work i.e. Basement + stilt + 1st & 2nd podium + 1st to 13th + 14th (part) upper floors for Wing A & Basement + stilt + 1st & 2nd podium + 1st to 14th upper floors for Wing B as per approved plans dtd. 29.09.2014.

Issue On : 13 September, 2023

Valid Upto : 28 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-48/1308/2023/FCC/1/Amend

Remark :

Now this is 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. upto 66.55 m AGL) as per approved plans dtd.:13.07.2023.


Issue On : 24 January, 2024

Valid Upto : 28 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-48/1308/2024/FCC/2/Amend


Remark :

This CC is now further extended from 18th to 19th(pt.) upper residential floor for 2 wings namely Wing A and Wing B (i.e., ht up to 75.18m inclusive of LMR/OHT) and entire work as per last amended plans dtd 13.07.2023.

 Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 24-Jan-2024 19:

**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 M/s. KBJ Developers Pvt. Ltd

