



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-51/1118/2025/FCC/3/Amend

Date : 06 October, 2025

To

M/s. Infinity Constructions

1st floor Bldg. No.10, Rohini
CHSL, Shastri Nagar, Goregaon
(west), Mumbai-400104.

Sub : Proposed redevelopment of existing Building No. 22, known as Siddharth Nagar Paradise C.H.S.L. bearing C.T.S. No.348/66 to 69, at MHADA Layout, Siddharth Nagar-IV, Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Infinity Constructions.

Dear Applicant,

With reference to your application dated 11 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 existing Building No. 22, known as Siddharth Nagar Paradise C.H.S.L. bearing C.T.S. No.348/66 to 69, at MHADA Layout, Siddharth Nagar-IV, Pahadi Goregaon, Goregaon (West), Mumbai. For M/s. Infinity Constructions..**

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, 2026

Issue On : 26 August, 2022

Valid Upto : 25 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2022/CC/1/New

Remark :

This C. C. is granted up to top of stilt level i.e. Ht . 4.65 mt. above AGL as per IOA approved dtd. 24.05.2022.

Issue On : 06 April, 2023

Valid Upto : 25 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2023/FCC/1/New

Remark :

This commencement certificate is granted for further extension upto 18th floor i.e. height 57.90 Mt. AGL as per approved plans dtd. 24.05.2022.

Issue On : 06 April, 2023

Valid Upto : 25 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2023/FCC/1/Old

Remark :

This commencement certificate is granted for further extension upto 18th floor i.e. height 57.90 Mt. AGL as per approved plans dtd. 24.05.2022.

Issue On : 02 May, 2024

Valid Upto : 25 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2024/FCC/1/Amend

Remark :

This F.C.C. is re-endorsed upto 18th floor and further extended upto 20th (pt) floor (excluding flat no. 4 on 20th floor) alongwith Parking Tower touching to the building on North-East side. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -51/1118/2023 dated: 27.12.2023.

Issue On : 09 August, 2024

Valid Upto : 25 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2024/FCC/2/Amend

Remark :

This C.C. is Further extended upto 22nd upper floor i.e. for entire work for residential purpose + LMR + OHT i.e. total height 76.20 mt.+ Parking Tower touching to the building on North-East side. As per approved Amended plans issued vide/no. MH/EE/BP

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 06 October, 2025

Valid Upto : 25 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-51/1118/2025/FCC/3/Amend

Remark :

This F.C.C. is now re-endorsement for entire work for basement (-4.13 mt below AGL) for fire, Domestic Flushing tank, Pump Room, Ventilation etc + Ground floor for Stack Parking, Meter room, Elec/Fire duct, Entrance Lobby utilities etc + 1st floor for Commercial purpose (Offices) + 2nd floor for residential user + Fitness Center, Elec/Tel/Fire Duct + 3rd to 6th, 8th to 13th and 15th to 20th & 22nd upper floor for residential purpose + 7th floor (pt) for Society office, (pt) for refuge area, (pt) for residential purpose + 14th floor (pt) for refuge area, (pt) for residential purpose. + 21st floor (pt) for refuge area and (pt) for residential purpose. + Parking Tower touching to the building on North-East side. As per approved Amended plans issued dated 03.04.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 06 Oct 2025 19:48:30
Organization : MHADA
Designation : Executive Engr.

**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 Paradise C.H.S.L.