



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation

No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

ITC Cell,

M. H. & A. D. Authority

Order No.: 3447

Date: 07.12.2023



No. MH/EE/(B.P.)/GM/MHADA-48/118/2023

Date: 05 DEC 2023

का. अ. / इपक (बु क्षेत्र)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	
ET-2428	05 DEC 2023

To,
Executive Engineer / Goregaon Division,
Mumbai Board / MHADA.

Sub: Proposed redevelopment of residential building no. 1 on Plot R3 of Siddharth Nagar Sahakari Housing Society Ltd. Bearing CTS nos. 16A/1, 18A/2, 22A/1 TO 22A/6, 22A/7A & 22A/7B, 22A/8A & 22A/8B, 22A/9, 22A/10, 22A/11A, 22A/11B, 22A/12 TO 22A/15 of Village Goregaon & 260/1, 260/2, 260/3A, 260/3B, 260/4, 260/5A, 260/5B, 260/6, 260/7A, 260/7B, 260/8, 260/9A, 260/9B, 260/10 TO 260/19 Village Pahadi Goregaon for Mumbai Housing and Area Development Board.

- Ref:-** 1. Govt. Resolution dtd 09.07.2021 issued by Housing Department for carrying out balance work of held-up Siddhartha Nagar (Patra Chawl) CHS redevelopment project.
2. IOD issued by MCGM issued by MCGM vide letter no. CHE/297/BP/GOVT/AP dtd. 16.06.2009.
3. Amended IOD issued by MCGM vide letter no. CHE/296/BP(WS)/GOVT/AP dtd. 26.04.2013
4. Amended plans issued by MHADA on 13.10.2022.
5. Application for Further Commencement Certificate dtd. 10.04.2023.

Dear Applicant,

With reference to your application made by M/s. Realcon Infraprojects Ltd. dated 10.04.2023 and your office note dated 08.05.2023 for development permission and re-endorsement/further extension of 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 for Proposed redevelopment of residential

building no. 1 on Plot R3 of Siddharth Nagar Sahakari Housing Society Ltd. Bearing CTS nos. 16A/1, 18A/2, 22A/1 TO 22A/6, 22A/7A & 22A/7B, 22A/8A & 22A/8B, 22A/9, 22A/10, 22A/11A ,22A/11B, 22A/12 TO 22A/15 of Village Goregaon & 260/1, 260/2, 260/3A, 260/3B, 260/4, 260/5A, 260/5B, 260/6, 260/7A, 260/7B, 260/8, 260/9A, 260/9B, 260/10 TO 260/19 Village Pahadi Goregaon for Mumbai Housing and Area Development Board.

The Further Commencement Certificate/Building Permit is hereby granted subject to compliance of conditions mentioned in Amended IOA dated 13.10.2022 and following conditions:

1. The land vacated in consequence of endorsement of the setback line/roadwidening 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. 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.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - 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. 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.


Hon'ble VP & CEO/MHADA has appointed Shri. Rupesh Totewar/ Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Further C.C. is now issued for building comprising of Wing 'A' consisting of Basement + Stilt + 1st to 23rd upper residential floors + LMR/OHT i.e., height up to 75.55m AGL as per approved amended plans dtd. 13.10.2022'

Sd/-
(R. M. Totewar)
**Executive Engineer B.P. Cell
Greater Mumbai / MHADA**

Copy submitted for information please.

- Copy to:
- 1) Chief Officer/Mumbai Board
 - 2) Dy.Che. Eng./B.P.Cell (GM)/MHADA
 - 3) Asst. Commissioner P/S Ward (MCGM)
 - 4) A.A. & C. P/S Ward (MCGM)
 - 5) A.E.W.W.P/S Ward (MCGM)
 - 6) Architect. Shri. Chandan Kelekar
 - ✓ 7) Chief ICT Officer / A for information & upload on MHADA website.


(R. M. Totewar)
**Executive Engineer B.P. Cell
Greater Mumbai / MHADA**

ECT/A