



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.)

COMMENCEMENT CERTIFICATE

No.MH/EE/BP Cell/GM/MHADA- 51/1116/2022

Dated:- 26 AUG 2022

To

M/s Oxford Navrang Realty LLP

CA to Siddharth Nagar Navnirmata CHSL

Sub: Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt.) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai.

Ref: 1. Concession approved by Hon'ble V.P./MHADA on 26.04.2022

2. IOA issued No.MH/EE/(B.P.)/GM/MHADA- 51/1116/2022
dtd. 18.05.2022

3. Amended Plans issued No.MH/EE/(B.P.)/GM/MHADA- 51/1116/2022
dtd. 04.08.2022

4. Application for C.C. from Architect M/s. Space Moulders. Dtd. 24.08.2022

Dear Applicants,

With reference to your application dated 24.08.2022 for development permission and grant 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 existing bldg. no. 15 known as Siddharth Nagar Navnirmata CHSL on Plot bearing CTS no. 355 (pt.) 355/ 1 to 9 of Village Pahadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai. The

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Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOA dated 18.05.2022. 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. 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 there of 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.

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.

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/(B.P.)/GM/ MHADA- 51/1116/2022** dated- 04.08.2022

Remark – This C.C. is valid upto - 25 AUG 2023



(Rupesh Totewar)
Executive Engineer/.B.P. Cell(W.S.)
Greater Mumbai/ MHADA.