



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-74/1378/2025/FCC/2/Amend

Date : 04 August, 2025

To

M/s. Raj Realtors CA to
CharkopSonal CHSL & CHARKOP
BHARAT BHUSHAN CHSL
lessee to MHADA

Sub : Proposed redevelopment of existing amalgamated Plot No. 113, CHARKOP SONAL CHSL & existing Plot No. 115 CHARKOP BHARAT BHUSHAN CHSL, now knows as proposed RAJ ONE., plot bearing CTS No. 1C-2/78 & 1C/2/93, RSC 11, Sector No. 1, Village Kandivali, Charkop, Kandivali (W), Mumbai 67.

Dear Applicant,

With reference to your application dated 05 February, 2024 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 amalgamated Plot No. 113, CHARKOP SONAL CHSL & existing Plot No. 115 CHARKOP BHARAT BHUSHAN CHSL, now knows as proposed RAJ ONE., plot bearing CTS No. 1C-2/78 & 1C/2/93, RSC 11, Sector No. 1, Village Kandivali, Charkop, Kandivali (W), Mumbai 67..**

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. 27 February, 2026

Issue On : 29 February, 2024

Valid Upto : 27 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1378/2024/CC/1/New

Remark :

This Commencement Certificate is issued for Part Plinth (i.e., excluding the portion hatched as shown in the plan) as per approved plans u/no. MH/EE/BP/GM/MHADA – 74/1378/2023 dtd. 22.12.2023.

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 : 09 September, 2024

Valid Upto : 27 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1378/2024/FCC/1/New

Remark :

This C.C. is now granted for entire Plinth Level as per approved plans u/no. MH/EE/BP/GM/MHADA – 74/1378/2023 dtd. 22.12.2023.

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 : 01 October, 2024

Valid Upto : 27 February, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1378/2024/FCC/1/Amend

Remark :

This C.C. is Further extended for building comprising two wings i.e. Wing "A" & Wing "B" - Wing A comprising of Ground part for Shops and Meter room, Space for Substation, Entrance Lobby and utilities + 1st to 3rd podium for parking + 4th to 11th upper floor for Residential users with height 40.19Mtr. and Wing B comprising of Ground part for shops, Multipurpose room, meter room, pump room and utilities + Stilt (pt.) for Parking, Entrance Lobby + 1st to 3rd podium for parking + 4th to 10th upper floor for Residential floors with height 37.21 Mtr. as per approved plans u/no. MH/EE/BP/GM/MHADA – 74/1378/2023 dtd. 22.12.2023.

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 : 04 August, 2025

Valid Upto : 27 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1378/2025/FCC/2/Amend

Remark :

This CC now Re-endorsed and further extended upto 18th upper floor of Wing 'A' & Wing 'B' i.e. building comprising two wings i.e. Wing "A" & Wing "B" -Wing A comprising of Ground part for Shops and Meter room, Space for Substation, Entrance Lobby and utilities + 1st to 3rd podium for parking + 4th to 18th upper floor for Residential users having height 61.05 mt. and Wing B comprising of Ground part for shops, Multipurpose rooms, meter room, pump room and utilities + Stilt (pt.) for Parking, Entrance Lobby + 1st to 3rd podium for parking + 4th to 18th upper floor for Residential floors having height 61.05 mt. as per approved plans u/no. MH/EE/BP/GM/MHADA - 74/1378/2025 dtd. 17.04.2025.

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 Dhanrajwar, Treasurer
Date: 04 Aug 2025 11:41:25
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 R Central Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - Chirag Shahnawaz Rayani.
9. Secretary CHARKOP SONAL & CHARKOP BHARAT BHUSHAN CHSL