



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

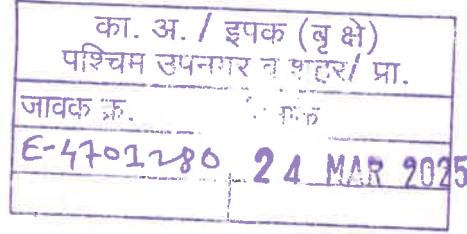
No. MH/EE/(BP)/GM/MHADA-74/1229/2025/FCC/6/Amend

Date : 20 March, 2025

To

M/s. DEM DEVELOPERS LLP C.A.
to Charkop Ramya CHSL.,

Unit no.85 to 89, 4th floor, Aditya
Industrial Estate, Behind
Evershine Banquet, Chincholi
Bunder, Malad West, Mumbai-400
064



Sub : Proposed redevelopment of existing Plot No.104, known as Charkop Ramya CHSL, plot bearing C.T.S No. 1C/2/27,RSC-11, Sector -02, Charkop, Kandivali (W), Mumbai - 67 under 33(5) of DCPR 2034.

Dear Applicant,

With reference to your application dated 16 December, 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 redevelopment of existing Plot No.104, known as Charkop Ramya CHSL, plot bearing C.T.S No. 1C/2/27,RSC-11, Sector -02, Charkop, Kandivali (W), Mumbai - 67 under 33(5) of DCPR 2034..**

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. 19 April, 2025

Issue On : 28 February, 2023

Valid Upto : 27 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2023/CC/1/New

Remark :

Now, this Zero FSI CC issued upto top of Plinth as per approved plan u/No. MH/EE/(BP)/GM/MHADA-74/1229/2023 dtd. 10.01.2023

Issue On : 20 April, 2023

Valid Upto : 19 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2023/FCC/1/New

Remark :

Now, this CC is Re-endorsement of Plinth level as per plan u/No. MH/EE/(BP)/GM/MHADA-74/1229/2023 dtd. 23.03.2023.

Issue On : 22 December, 2023

Valid Upto : 19 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2023/FCC/1/Amend

Remark :

This C.C. is Further extended for work upto Top of 7th upper floors as per last approved plans issued by MHADA dtd. 05.12.2023.

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 shall be strictly followed on site.

Issue On : 28 May, 2024

Valid Upto : 19 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2024/FCC/2/Amend

Remark :

This Further C.C. extended from 8th floor to 11th upper residential floor as per last amended plans dtd. 05.12.2023.

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 shall be strictly followed on site.

Issue On : 04 September, 2024

Valid Upto : 19 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2024/FCC/3/Amend

Remark :

This C.C. is Further extended from 12th floor to Top of 15th upper floor with height 47.88 Mt. as per last approved amended IOA plans issued dated 05/12/2023.

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 : 31 October, 2024

Valid Upto : 19 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2024/FCC/4/Amend

Remark :

This C.C. is now further extended from Basement Floor + Ground floor (part Stilt & part Commercial) + Service Floor (Girder Level) + 1st to 21st upper floor for residential use along-with mechanize car parking tower height 69.80 (including LMR) as per last approved amended plans issued dated 30.04.2024.

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 : 07 November, 2024

Valid Upto : 19 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2024/FCC/5/Amend

Remark :

Read previous C.C. which issued dtd. 31.10.2024 with correct approved amended plans issued dated. 05.12.2023.

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 : 20 March, 2025

Valid Upto : 19 April, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1229/2025/FCC/6/Amend

Remark :

This Full C.C. is now Re-endorsed from Basement Floor + Ground floor (part Stilt & part Commercial) + Service Floor (Girder Level) + 1st to 21st upper floor for residential use (including OHT + LMR) along-with mechanize car parking tower as per last approved amended plans issued dated 05.12.2023..

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.

 Digitally signed by Rupesh Murabdhara Totekar
Date: 20 Mar 2025 14:58:39
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 South 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 South Ward MCGM.
7. A.A. & C R South Ward MCGM
8. Architect / LS - Arun Vishram Gurav.
9. Secretary Charkop Ramya CHSL