



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-74/1272/2025/FCC/4/Amend

Date : 15 July, 2025

To

Mr. Bipin R. Singh of M/s.
DPSPRO Dev. LLP

301, Zee Square Above Manyavar
Store, M.G. Road, Opp Bank of
Baroda Vile Parle East Mumbai
400057.

Sub : Proposed redevelopment of existing amalgamated Plot No. 120, RSC-11, Sector - 2, Kandivali(W) of CTS No. 1C/2/150 Charkop Sitaram CHSL & Plot No. 122, RSC-11, Sector - 2, Kandivali(W) of CTS No. 1C/2/164 Charkop Hickson & Dadaji CHSL of Village Kandivali, Kandivali(West), Mumbai.

Dear Applicant,

With reference to your application dated 28 August, 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 amalgamated Plot No. 120, RSC-11, Sector - 2, Kandivali(W) of CTS No. 1C/2/150 Charkop Sitaram CHSL & Plot No. 122, RSC-11, Sector - 2, Kandivali(W) of CTS No. 1C/2/164 Charkop Hickson & Dadaji CHSL of Village Kandivali, Kandivali(West), Mumbai..**

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. 08 June, 2026

Issue On : 09 June, 2023

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2023/CC/1/New

Remark :

This C.C. is now granted for part plinth upto top of plinth level, as shown in plinth plan submitted by L.S. (i.e., height up to 0.15m AGL) as per approved IOA dtd. 20.04.2023.

Issue On : 29 August, 2023

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2023/FCC/1/New

Remark :

This C.C. is now granted for entire work up to top of plinth level (i.e., height up to 0.15m AGL) as per approved IOA dtd. 20.04.2023

Issue On : 29 February, 2024

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2024/FCC/1/Amend

Remark :

This F.C.C. is now granted for building Comprising of Wing – 'A', Ground + 1st to 3rd Podium + 4th to 9th upper floors & Wing – 'B'. Ground + 1st to 3rd Podium + 4th to 10th upper for residential user with height 37.00 Mtr. As per approved Amended plans issued vide/no. MH/EE/BP Cell/GM/MHADA -71/1272/2023 dated: 20.04.2023.

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 : 05 March, 2025

Valid Upto : 08 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2025/FCC/2/Amend

Remark :

This F.C.C. is now extended for Wing – 'A', from 9th floor to 15th upper floors & Wing – 'B', 10th floor to 15th upper for residential user as per approved plans dated: 20.04.2023.

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 May, 2025

Valid Upto : 08 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2025/FCC/3/Amend

Remark :

This F.C.C. is now extended for Building Comprising two Wings i.e. Wing "A" and Wing "B" – Wing "A" Comprising of Ground (pt. for shops and Nursing Home) + Stilt (pt.) for entrance lobby + 1st floor podium (pt. for fitness Centre and society office and Pt. for parking) + 2nd to 3rd podium (for parking) + 4th to 19th + 18th upper floor for residential floor having height 60.20 mtr and Wing "B" comprising of Ground (pt. Shops) + Stilt (pt.) for entrance lobby + 1st to 3rd podium (Parking) + 4th to 17th for upper residential floors having height 57.30 mtr having BUA adm. 9,116.56 Sq. Mt. As per last approved IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA-71/1272/2023 dated: 20.04.2023.

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 : 15 July, 2025

Valid Upto : 08 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1272/2025/FCC/4/Amend

Remark :

This C.C. is now Re-endorsed and further extended for vertical extension of 20th floor to 21st upper Residential Floor of Wing 'A' and 18th to 21st upper residential floor of Wing 'B' with total building ht. 68.90mt. from ground level + LMR +OHT(i.e. Wing "A" and Wing "B" – Wing "A" Comprising of Ground (pt. for shops and Nursing Home) + Stilt (pt.) for entrance lobby + 1st to 3rd podium (Parking) + 4th to 19th + 21st upper floor for residential floor having height 68.90 mtr and Wing "B" comprising of Ground (pt. Shops) + Stilt (pt.) for entrance lobby+ 1st floor podium (pt. for fitness Centre and society office and Pt. for parking) + 2nd to 3rd podium (for parking)+ 4th to 21st for upper residential floors having height 68.90 mtr + LMR + OHT).

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: 15 Jul 2025 15:05:27
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 - Chirag Shah Nawaz Rayani.
9. Secretary Charkop Sitaram CHSL Charkop Hickson & Dadaji CHSL

