



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-74/1973/2026/FCC/1/Amend

Date : 08 July, 2026

To

M/s.Bhoomi Associates C.A. to
Charkop Sagar Manthan CHS Ltd.

Plot No.-RDP-7/168, Sector-3,
Opp. Domino's Pizza, Charkop,
Kandivali (w), Mumbai-400067.

का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक

Sub : Proposed redevelopment of existing plot No. 213 known as Charkop Sagar Manthan CHS Ltd RDP-8/213, Sector -4, on plot bearing CTS No.1C/1/182 of Village Kandivali, Charkop, Kandivali (W) Mumbai- 400067.

Dear Applicant,

With reference to your application dated 02 October, 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 plot No. 213 known as Charkop Sagar Manthan CHS Ltd RDP-8/213, Sector -4, on plot bearing CTS No.1C/1/182 of Village Kandivali, Charkop, Kandivali (W) Mumbai-400067. .**

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. 18 November, 2026

Issue On : 19 November, 2024

Valid Upto : 18 November, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1973/2024/CC/1/New

Remark :

This C.C. is now issued for work upto plinth as per approved IOA plans dated 16/10/2024.

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 shall be strictly followed on Site.

Issue On : 02 June, 2025

Valid Upto : 18 November, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1973/2025/FCC/1/New

Remark :

This C.C. is now issued for work of building comprising of Basement (Pt.) for Pump room + Stilt(pt.) for mechanized puzzle parking and Ground(pt) for Shops & utilities + 1st floor for Residential, Professional Office & Society office + 2nd floor for Residential use & Fitness Center + 3rd to 15th + 16th Part upper floor for residential use having height 51.95 mt. + OHT & LMR with mechanized puzzle parking tower as per the approved IOA plans dated 16/10/2024.

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 shall be strictly followed on Site.

Issue On : 08 July, 2026

Valid Upto : 18 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1973/2026/FCC/1/Amend

Remark :

This Full C.C. is now granted for building comprising of Basement (Pt.) for Pump room + Stilt(pt.) for mechanized puzzle parking and Ground(pt) for Shops & utilities + 1st floor for Residential, Professional Office & Society office + 2nd floor for Residential use & Fitness Center + 3rd to 22nd upper floors for residential use + OHT & LMR + with mechanized puzzle parking tower with pit upto 5th floor level within building lineas per approved Amended plans dated 20/01/2026.

Note:-That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC vide No. 214 & 14449, dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No.ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly

followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 08 Jul 2025 16:59:41
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 - HEMANT LALCHAND KANKARAIYA.
9. Secretary Charkop Sagar Manthan CHS Ltd.

MHADA

