



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-74/1230/2025/FCC/3/Amend

Date : 16 April, 2025

To

M/s. Jadeite Developers LLP CA
to Charkop Nandanvan C.H.S.L.
Lessee to MHADA

Flat No. 702, Building No. 3,
Prathamesh Vihar, 90 Feet Road,
Near Surbhi Restaurant,
Borivali(East), Mumbai - 400
066.

का. अ. / इपक (बु धो)	
पश्चिम उपनगर व गाव/ प्रा.	
जावक क्र.	दिनांक
E-50590	21 APR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1290
Date: 21.04.25

Sub : Proposed Redevelopment of existing Plot No.235 knowns as 'Charkop Nandanvan CHSL', on plot bearing CTS no. 3A/2/85, RSC-3, Sector-2, of Village Charkop, Kandivali(W), Mumbai.

Dear Applicant,

With reference to your application dated 25 September, 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.235 knowns as 'Charkop Nandanvan CHSL', on plot bearing CTS no. 3A/2/85, RSC-3, Sector-2, of Village Charkop, Kandivali(W), 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 March, 2026

Issue On : 09 March, 2023

Valid Upto : 08 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2023/CC/1/New

Remark :

This Commencement Certificate is now granted upto top of Plinth Level as per approved plan dated. 10.01.2023.

Issue On : 25 September, 2023

Valid Upto : 08 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2023/FCC/1/New

Remark :

This CC is now granted for building work comprising of Wing A- Stilt (pt. for Parking) & (pt. for Meter Room) + 1st floor (pt. for Fitness center) + 2nd (pt.) to 6th upper residential floors and Wing B comprising of - Stilt (pt. for Parking) + (pt. for Shops) + (pt. for services) + 1st to 4th upper Floors for Residential user with attached car parking tower touching to Wing A & Wing B with height +21.00 mt as per approved amended plan dtd. 23.05.2023

Issue On : 16 July, 2024

Valid Upto : 08 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2024/FCC/1/Old

Remark :

"This CC is now re-endorsed for building work comprising of Wing A- Stilt (pt. for Parking) & (pt. for Meter Room) + 1st floor (pt. for Fitness centre) + 2nd (pt.) to 6th(pt.) upper residential floors and further extended upto top of 12th(pt) floor for residential user and Wing B re-endorsed for building work comprising of - Wing B comprising of - Stilt (pt. for Parking) + (pt. for Multi-purpose Room) + (pt. for services) + 1st to 4th upper Floors for Residential user and further extended for upto top of 7th upper residential floor with attached car parking tower touching to Wing A & Wing B with height + 39.00 mt as per approved amended plan dtd. 23.05.2023"

Issue On : 24 September, 2024

Valid Upto : 08 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2024/FCC/1/Amend

Remark :

This C.C. is now re-endorsed and further extended for building comprising of 'Wing A' Stilt (pt. for Parking) & (pt. for Meter Room) + 1st floor (pt. for Fitness center) + 2nd (pt.) to 14th (pt.) residential floors + 15th (pt for residential) & (pt. for Society office) + 16th upper Residential Floors having height 48.00 mt. and 'Wing B' Stilt (pt. for Parking) + (pt. for Shops) + (pt. for meter room) + 1st to 16th upper Floors for Residential user having height 48.00mt. with attached car parking tower touching to Wing A & Wing B with height 43.20 mt including LMR as per approved amended plans dtd.14.08.2024.

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 : 21 December, 2024

Valid Upto : 08 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2024/FCC/2/Amend

Remark :

This C.C. is now further extended upto top of 20th upper floor slab for Wing A and wing B along-with parking tower touching to Wing A & Wing B with height 43.20 mt (including LMR) as per approved amended plan dtd. 14.08.2024.

Note: That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dtd. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dtd- 25/10/2013 and MHADA circular vide no. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 16 April, 2025

Valid Upto : 08 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1230/2025/FCC/3/Amend

Remark :

This C.C. is now further extended upto top of 22th upper floor slab for Wing A and wing B along-with parking tower touching to Wing A & Wing B with height 43.20 mt i.e for entire work (including LMR + OHT) as per approved amended plan dtd.14.08.2024.

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.

Digitally signed by Rupesh Muralidhar Totekar
Date: 16 Apr 2025 15:37:32
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 - RAMESH BALKRISHNA KHANOLKAR.
9. Secretary Charkop Nandanvan CHSL Lessee to MHADA

