



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-74/557/2023/FCC/4/Amend

Date : 20 September, 2023

To

CHARKOP SHWETAMBARA CHS
LTD

PLOT NO 107, RSC-11, SECTOR-1
CHARKOP KANDIVLI WEST,
MUMBAI -400067

Sub : Proposed Self Redevelopment of Existing Building Known as "CHARKOP SHWETAMBARA CHSL" On Plot Bearing C.T.S. NO. 1C/2/47 of Village Kandivali, Plot No. 107, RSC-11, Sector-1, Kandivali (West), Mumbai - 400 067.

Dear Applicant,

With reference to your application dated 08 April, 2022 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 Self Redevelopment of Existing Building Known as "CHARKOP SHWETAMBARA CHSL" On Plot Bearing C.T.S. NO. 1C/2/47 of Village Kandivali, Plot No. 107, RSC-11, Sector-1, Kandivali (West), Mumbai - 400 067..**

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 April, 2023

Issue On : 09 April, 2021

Valid Upto : 08 April, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2021/CC/1/Old

Remark :

Commencement Certificate is granted for work upto Plinth Level as per approved amended plans u/no. MH/EE/(BP)/GM/MHADA-74/557/2020 dtd. 11.11.2020.

Issue On : 21 December, 2021

Valid Upto : 08 April, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2021/FCC/1/Old

Remark :

This CC is now granted for further work for building comprising of Ground (pt) for Commercial shops / stilt (part) +1st upper floor (pt) / service floor (pt) + 2nd to 5th upper floors for residential user with attached parking tower as per approved IOD plan dtd. 11.11.2020.

Issue On : 13 May, 2022

Valid Upto : 08 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2022/FCC/1/Amend

Remark :

This Commencement Certificate is now further extended from 6th to 11th upper floors for residential user along with parking Tower as per approved IOA plans dtd. 11.11.2020.

Issue On : 10 October, 2022

Valid Upto : 08 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2022/FCC/2/Amend

Remark :

This CC is now further granted for work comprising of Ground (pt.) for Commercial shops/Stilt(part) + 1st upper floor(part)/Service Floor(part) + 2nd to 17th upper floors for residential user with an attached parking tower for the building under reference as per approved Amended plans dtd. 07/09/2022

Issue On : 06 April, 2023

Valid Upto : - 08 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2023/FCC/3/Amend

Remark :

This Commencement Certificate is granted for building comprising of Ground(part) for Commercial shops/Stilt(part) + 1st upper floor(part) for residential user and part Service Floor + 2nd to 21st upper floors for residential user i.e Ht.64.30 meters + LMR and OHT with an attached parking tower and entire work as per last Amended plans dtd 07.09.2022.

Issue On : 20 September, 2023

Valid Upto : 08 April, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/557/2023/FCC/4/Amend

Remark :

This Commencement Certificate is granted for building comprising of Ground floor (pt.) for commercial shops/Stilt(pt.) + 1st upper floor(pt.) for residential user & Service floor(pt.) + 2nd to 22nd upper floors for residential user i.e., Ht.67.20m AGL + LMR and OHT (i.e., height 72.65m AGL) with an attached parking tower having height 67.20m AGL and entire work as per last Amended plans dtd 21.08.2023

**Rupesh
Muralidhar
Totewar**

Digitally signed by
Rupesh Muralidhar
Totewar
Date: 2023.09.20
14:38:32 +05'30'

**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 and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

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 - HARSHAD MAANOHAAR MORE.
9. Secretary CHARKOP SHWETAMBARA CHS LTD

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