

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 2471  
Date: 13.09.2023



का. अ. / इपक (बृ क्षेत्र)	
पश्चिम उपनगर व फार्म/ प्रा.	
जावक क्र.	दिनांक
ET-1942	13 SEP 2023

## 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-74/947/2023/FCC/1/Amend

Date : 13 September, 2023

#### To

Charkop Siddhiyog Co-Op. Hsg.  
Society Ltd

Plot No. 232, RDP-8, Part-II,  
Sector-4, Charkop, Kandivali (W),  
Mumbai

**Sub :** Proposed Self-redevelopment of the existing building on plot no. 232 known as "Charkop Siddhiyog CHS LTD" on plot bearing C.T.S. No. 1C/1/153 of Village Kandivali at Charkop Sector-4, RDP-8 & RSC-37, MHADA Layout, Kandivali (West), Mumbai- 400 067.

Dear Applicant,

With reference to your application dated 05 May, 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 the existing building on plot no. 232 known as "Charkop Siddhiyog CHS LTD" on plot bearing C.T.S. No. 1C/1/153 of Village Kandivali at Charkop Sector-4, RDP-8 & RSC-37, MHADA Layout, 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. 11 May, 2024

Issue On : 12 May, 2022

Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/947/2022/CC/1/New

Remark :

This Plinth Commencement Certificate is now issued of 0.30mt.ht, for plinth for Shop area & 0.60 mt. ht. of plinth for Entrance lobby from AGL (i.e. UP to Top of plinth level) as per approved IOA plans issued u/no. MH/EE/(B.P.)/GM/MHADA-74/947/2021 dated 06/12/2021.

Issue On : 09 February, 2023

Valid Upto : 11 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/947/2023/FCC/1/New

Remark :

This C.C. is now granted for further extension upto top of 9th upper residential floors { i.e. building comprising of Ground (pt.) for Commercial shops & Entrance lobby + Stilt (pt.) for mechanized stack car parking system & with 2nos of Car lifts for Entry/Exist for car + 1st floor podium is partly use for Commercial office area & partly use for mechanized stack car parking system + 2nd to 3rd upper podium floor is partly used for mechanized stack car parking system with 2nos of Car lifts + 4th podium floor is partly used for mechanized stack car parking system & Society Office + 5th to 9th upper floor is used for Residential with building height of 33.20 Mt from AGL as per last approved IOA plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-74/947/2021 dated- 06/12/2021."

Issue On : 13 September, 2023

Valid Upto : 11 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/947/2023/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 16th upper residential floors { i.e. building comprising of Ground (pt.) for Commercial shops & Entrance lobby + Stilt (pt.) for mechanized stack car parking system & with 2nos of Car lifts for Entry/Exist for car + 1st floor podium is partly use for Commercial office area & partly use for mechanized stack car parking system + 2nd to 3rd upper podium floor is partly used for mechanized stack car parking system with 2nos of Car lifts + 4th podium floor is partly used for mechanized stack car parking system & Society Office + 5th to 16th upper floor is used for Residential with building height of 50.60 Mt from AGL as per last approved IOA plans issued vide u/no. MH/EE/(B.P.)Cell/GM/MHADA-74/947/2021 dated- 06/12/2021."

Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 13-Sep-2023 16:

**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](mailto: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 - Chandrashekhar
9. Secretary Charkop Siddhiyog Co-Op. Hsg. Society Ltd

