



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-74/023/2025/FCC/3/Amend

Date : 27 November, 2025

To

Shiv Parvati C.H.S.L.

Plot No. B, MHADA Layout,
Charkop Part – IV, C.T.S. No.:
1C/1(pt.), of village Kandivali, at
Kandivali (West) Mumbai.

Sub : Proposed Residential bldg. on Plot No. B, MHADA Layout Charkop Part – IV, C.T.S. No.: 1C/1(pt.), of village Kandivali, at Kandivali (West) Mumbai. For Shiv Parvati CHSL. Lessee to MHADA.

Dear Applicant,

With reference to your application dated 16 August, 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 Residential bldg. on Plot No. B, MHADA Layout Charkop Part – IV, C.T.S. No.: 1C/1(pt.), of village Kandivali, at Kandivali (West) Mumbai. For Shiv Parvati CHSL. Lessee to MHADA..**

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. 06 September, 2026

Issue On : 07 September, 2013 Valid Upto : 06 September, 2014

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2013/CC/1/Old

Remark :

This C.C. is restricted for work up stilt + stilt slab level on podium for Wing A & B i.e. upto 2nd slab level.

Issue On : 11 November, 2014 Valid Upto : 06 September, 2015

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2014/FCC/1/Old

Remark :

This C.C. is now re-endorsed for work upto 2nd slab level for Wing A & B and further extended for work upto podium slab level i.e. 1st slab level for fitness centre as per approved amended plan dtd.:17.10.2014.

Issue On : 04 December, 2014 Valid Upto : 06 September, 2015

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2014/FCC/1/Old

Remark :

This C.C. is now further extended for work upto 13th floor top slab level for Wing A & upto 10th floor top slab level for Wing B & upto 3rd slab level for fitness centre as per approved amended plan dtd.:17.10.2014.

Issue On : 21 April, 2015 Valid Upto : 06 September, 2016

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2015/FCC/1/Old

Remark :

This C.C. is granted for stilt + stilt slab level on podium for Wing C & D i.e. upto 2nd slab level as per approved amended plan dtd.:17.10.2014.

Issue On : 13 July, 2018 Valid Upto : 06 September, 2019

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2018/FCC/1/Old

Remark :

This C.C. is issued for Wing A comprising of Stilt + 1st podium for swimming pool & fitness center + 2nd to 21st upper floor, Wing B comprising of Stilt + 1st podium + 2nd to 15th (pt.) upper floor for residential user, Wing C & Wing D comprising of Stilt + 1st podium + 2nd upper floor & parking tower between Wing B & C comprising of 17 levels as per approved plans issued by MHADA dtd.:02.07.2018 u/no. MH/EE/(B.P.)/GM/MHADA-74/023/2018.

Issue On : 05 October, 2018

Valid Upto : 06 September, 2019

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2018/FCC/1/Old

Remark :

This C.C. is issued for Wing A comprising of Stilt + 1st podium for swimming pool & fitness center + 2nd to 21st upper floor, Wing B comprising of Stilt + 1st podium + 2nd to 21st upper floor for residential user, Wing C & Wing D comprising of Stilt + 1st podium + 2nd upper floor & parking tower between Wing B & C comprising of 17 levels as per approved plans issued by MHADA dtd.:02.07.2018 u/no. MH/EE/(B.P.)/GM/MHADA-74/023/2018.

Issue On : 12 January, 2021

Valid Upto : 06 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2020/FCC/1/Old

Remark :

This C.C. is now issued for further work of Wing A comprising of Stilt + 1st podium for swimming pool & fitness center + 2nd to 21st upper floor for residential user, Wing B comprising of Stilt + 1st podium + 2nd to 21st upper floor for residential user, Wing C comprising of Stilt + 1st podium + 2nd to 6th upper floor for residential user & Wing D comprising of Stilt + 1st podium + 2nd upper floor for residential user & parking tower between Wing B & C comprising of 17 levels as per approved plans issued by MHADA dtd.:02.07.2018 u/no. MH/EE/(B.P.)/GM/MHADA-74/023/2018 dtd.:02.07.2018.

Issue On : 18 November, 2021

Valid Upto : 06 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2021/FCC/1/Old

Remark :

This C.C. is now re-endorsed for work of building consisting of Tower A comprising of Stilt + 1st podium for swimming pool & fitness center + 2nd to 21st upper floor for residential user, Tower B comprising of Stilt + 1st podium + 2nd to 21st upper floor for residential user, Tower C comprising of Stilt + 1st podium for fitness center + 2nd to 6th upper floor for residential user & Tower D comprising of Stilt + 1st podium + 2nd upper floor for residential user & parking tower between Wing B & C comprising of 17 levels and further extend for work Tower C from 7th to 20th upper floors for residential user as per approval amended plans issued by MHADA dtd.:02.07.2018 u/no. MH/EE/(B.P.)/GM/MHADA-74/023/2021 dtd.:07.09.2021.

Issue On : 16 November, 2022

Valid Upto : 06 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2022/FCC/1/Old

Remark :

The C.C. is now re-endorsed for work of building consisting of Tower A comprising of Stilt + 1st podium for swimming pool & fitness centre + 2nd to 21st upper floor for residential user, Tower B comprising of Stilt + 1st podium + 2nd to 21st upper floors for residential user, Tower C comprising of Stilt + 1st podium for fitness centre + 2nd to 20th upper floors for residential user, Tower D comprising of Stilt + 1st podium + 2nd upper floor for residential user, parking tower between Tower B & C comprising of 17 levels and further extended for Tower C from 20th to 21st upper floors for residential user and for Tower D from 2nd to 3rd (pt.) upper floor for residential user as per approved amended plans u/no. MH/EE/(BP)/GM/MHADA-74/023/2012 dtd. 07.09.2021.

Issue On : 13 December, 2023

Valid Upto : 06 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2023/FCC/1/Amend

Remark :

This Further Commencement Certificate is now re-endorsed for Building work consisting of Tower A comprising of Stilt + 1st podium for swimming pool & fitness center + 2nd to 21st upper floor for residential user, Tower B comprising of Stilt + 1st podium + 2nd to 21st upper floor for residential user, Tower C comprising of Stilt + 1st podium for fitness center + 2nd to 21st upper floor for residential user & Tower D comprising of Stilt + 1st podium + 2nd to 3rd (pt) upper floor and parking Tower between B & C comprising of 17 levels and further extended for Tower D from 3rd (pt.) to 16th upper floor for residential user & Parking tower between Tower C and D comprising of 33 levels with height 71.90mt as per approved plan dtd. 24.11.2023

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 : 05 November, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2024/FCC/2/Amend

Remark :

This Commencement Certificate is now further extended for building comprising of Tower D Upto top of 18th upper floor for residential user & parking tower between Tower B & C comprising of 17 levels with height 41.77mt. & Parking tower between Tower C and D comprising of 33 levels with height 71.90mt As per approved u/no. MH/EE/BP/GM/MHADA -74/023/2023 dated. 24.11.2023.

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 : 27 November, 2025

Valid Upto : 06 September, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/023/2025/FCC/3/Amend

Remark :

This C.C. is now further extended upto top of 21st upper floor for wing D for residential user with height 69.45 mt + LMR/OHT(i.e. for entire work) as per approved plan dtd. 24.11.2023.

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.



Digitally signed by Rupesh Muralidhar Totewar
Date: 27 Nov 2025 14:17:16
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 - Chandan Prabhakar Kelekar.
9. Secretary Shiv Parvati C.H.S.L.