



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-74/1135/2026/FCC/2/Amend

Date : 24 February, 2026

To

CHARKOP RAMVIJAY CHS LTD

PLOT NO - RDP8, 245, SECTOR 3,
DR.AMBEDKAR ROAD , RAMVIJAY
CHS LTD, -, Kandivali West,
Mumbai, Mumbai Suburban,
Maharashtra, 400067

Sub : Proposed Self redevelopment of existing building Plot No 245, known as "Charkop RAMVIJAY CHSL., bearing CTS No. 1C/1/195, RDP-8, Sector-3, of Village Kandivali, Kandivali (West), Mumbai- 400067.

Dear Applicant,

With reference to your application dated 19 June, 2025 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 Plot No 245, known as "Charkop RAMVIJAY CHSL., bearing CTS No. 1C/1/195, RDP-8, Sector-3, of Village Kandivali, Kandivali (West), 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. 27 November, 2026

Issue On : 28 November, 2022 Valid Upto : 27 November, 2023
Application No. : MH/EE/(BP)/GM/MHADA-74/1135/2022/CC/1/New
Remark :
Now this C.C.is granted upto top of Plinth level (i.e. height 0.15 mt.) as per approved IOA dtd.22.06.2022

Issue On : 11 October, 2023 Valid Upto : 27 November, 2023
Application No. : MH/EE/(BP)/GM/MHADA-74/1135/2023/FCC/1/New
Remark :
This F.C.C. is now granted for Building Comprising of Basement + Ground floor part for shops and part for mechanized car parking tower (within building line) + 1st to 6th floor each partly for residential and partly for void of mechanize car parking tower + 7th residential floor + 8th floor Part Residential & Part Refuge Area + 9th to 14th upper residential floors with height 44.80 mtr. as per last approved Amended plans issued vide /no. MH/EE/BP Cell/GM/MHADA-75/1135/2022 dated: 22.06.2022

Issue On : 22 May, 2025 Valid Upto : 27 November, 2025
Application No. : MH/EE/(BP)/GM/MHADA-74/1135/2025/FCC/1/Amend
Remark :

This C.C. is now further extended up to top of 15th upper residential floor { i.e. proposed Building Comprising of Basement + Ground floor part for shops and part for mechanized car parking tower (within building line) + 1st to 6th floor each partly for residential and partly for void of mechanize car parking tower + 7th residential floor + 8th floor Part Residential & Part Refuge Area 9th to 14th upper residential floors + 15th floor part residential & part refuge area as per IOA plans issued vide u/no. MH/EE/(B.P.) Cell/GM/MHADA-75/1135/2022 dated- 22.06.2022."

Note:-

As per guidelines issued by MCGM vide letter dtd. 25.10.2023, this office issued notice vide letter dtd.25.10.2023 and 07.11.2023 to the developer/Architect regarding Control of Air pollutions during constructions activities. The applicant has attached photographs showing the precautionary measure taken by him in respect of control of air pollution in the vicinity of the site.

Issue On : 24 February, 2026 Valid Upto : 27 November, 2026
Application No. : MH/EE/(BP)/GM/MHADA-74/1135/2026/FCC/2/Amend
Remark :

This C.C. is now further extended for entire work i.e. { Basement + Ground floor part for shops and part for

mechanized car parking tower (within building line) + 1st to 6th floor each partly for residential and partly for void of mechanize car parking tower + 7th residential floor + 8th floor Part Residential & Part Refuge Area + 9thto14th upper residential floors + 15th floor Part Residential & Part Refuge Area +16thto 20th upper floor for residential user with a total height of 62.20 mtr. AGL+ LMR /OHT as per approved Amended IOA was issued vide no. MH/EE/(BP)/GM/MHADA-74/1135/2026dated: 12.01.2026.

Note:- As per guidelines issued by MCGM vide letter dtd. 25.10.2023, this office issued notice vide letterdtd.25.10.2023 and 07.11.2023 to the developer/Architect regarding Control of Air pollutions during constructions activities. The applicant has attached photographs showing the precautionary measure taken by him in respect of control of air pollution in the vicinity of the site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 24 Feb 2026 13:26:24
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 - VILAS VASANT DIKSHIT.
9. Secretary Charkop RAMVIJAY CHSL.,