



## 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-75/1218/2024/FCC/3/Amend

Date : 26 August, 2024

**To**

M/s. DEM Reality LLP, C.A. to  
Charkop Shri. Siddhi-Vinayak  
CHSL.

Unit No. 85 to 89, 4th floor,  
Aditya Industrial Estate

का. अ. / इपक (बृ. क्षे.) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-1989	28 AUG 2024

ITC Cell,  
M. M. & A. D. Authority  
Inward No.: 2978  
Date: 28.06.24

**Sub :** Proposed redevelopment of scheme under regulation 33(5) of DCPR 2034 on plot bearing Plot No. 123 of land bearing CTS No. 1C/1/652 of Village Kandivali, at RDP-7. Sector No. 06, part 04, MHADA layout, Charkop, Kandivali West, Mumbai 400067. For Charkop Shri. Siddhi-Vinayak CHSL.

Dear Applicant,

With reference to your application dated 03 January, 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 scheme under regulation 33(5) of DCPR 2034 on plot bearing Plot No. 123 of land bearing CTS No. 1C/1/652 of Village Kandivali, at RDP-7. Sector No. 06, part 04, MHADA layout, Charkop, Kandivali West, Mumbai 400067. For Charkop Shri. Siddhi-Vinayak CHSL..**

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 January, 2025

Issue On : 09 January, 2023 Valid Upto : 08 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-75/1218/2023/CC/1/New

Remark :

This Zero FSI C.C. is granted upto top of Plinth level i.e. height upto 0.30 mtr from AGL as per approved Plan u/no. MH/EE/(B.P)/GM/MHADA/1218/2022 .dated 27-12-2022.

Issue On : 05 December, 2023 Valid Upto : 08 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-75/1218/2023/FCC/1/New

Remark :

This C.C. is now Re-endorsed and Further extended upto top of 7th upper floors as per last approved plans issued by MHADA dtd 23.03.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municiple Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Issue On : 14 May, 2024 Valid Upto : 08 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-75/1218/2024/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed as per last amended plans dtd. 30/04/2024.

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 : 22 May, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-75/1218/2024/FCC/2/Amend

Remark :

This Further C.C. extended from 8th floor to 11th upper residential floor as per last amended plans issued by MHADA dtd. 30.04.2024.

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.

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Issue On : 26 August, 2024


Valid Upto : 08 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-75/1218/2024/FCC/3/Amend

Remark :

This C.C. is now further extended upto 16th floor i.e. from Ground Floor (Part Commercial + Part Stilt) + 1st floor for Commercial + 2nd to 16th floors for residential user of and partly for void of mechanize car parking tower, building having total height 49.18 M. AGL as per last approved amended plans issued dated 30.04.2024.

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 Tolewar  
Date: 26 Aug 2024 17:22:00  
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 - Arun Vishram Gurav.
9. Secretary Charkop Shri. Siddhi-Vinayak CHSL

