



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-74/1613/2026/FCC/1/Amend

Date : 27 May, 2026

To

Mr. Parbat Ramji Patel partner of

M/s. Oxford Downtown Realty
LLP, C.A. to Charkop Laxmi CHSL
Office no. 4, 1st floor,
Harshvardhan CHSL, Bldg. no. 2,
Sidharth nagar, S. V. Road,
Goregaon (West), Mumbai- 400
104.

Sub : Proposed redevelopment of the existing building known as "Charkop Laxmi CHS LTD" on plot no. 284, RDP-4, Sector- V, C.T.S. No. 1C/1/447 of Village Charkop, MHADA Layout, Kandivali (West), Mumbai- 400 067.

Dear Applicant,

With reference to your application dated 20 October, 2024 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 the existing building known as "Charkop Laxmi CHS LTD" on plot no. 284, RDP-4, Sector- V, C.T.S. No. 1C/1/447 of Village Charkop, 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. 18 November, 2026

Issue On : 19 November, 2024

Valid Upto : 18 November, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1613/2024/CC/1/New

Remark :

This Commencement certificate is granted for work upto top of plinth level i.e. Plinth height 0.15 Mt. from AGL for stilt level and 0.30 Mt. from AGL for Entrance lobby as per approved Zero FSI IOA plans u/no. MH/EE/ (BP)/GM/MHADA-74/1613/2024 dt. 02.09.2024

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 shall be strictly followed on Site.

Issue On : 23 June, 2025

Valid Upto : 18 November, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1613/2025/FCC/1/New

Remark :

This C.C. is Re-endorsed and further extended up to top of 10th upper residential floors { Residential cum Commercial building is comprising of Pt. basement for Pump room & U.G. tanks (-4.10 mt. AGL) + Ground/Stilt floor partly used Duplex Shops with access from internal staircase & partly used for parking with Two nos. of Car Lifts for Entry and Exist of Cars + 1st floor partly used for Duplex Shops & partly used for Car parking + 2nd to 4th podium floors for car parking spaces + 5th podium/E-deck floor partly used for car parking spaces and partly used for Fitness Centre area + 6th to 10th upper floors for residential user with a total building height of 39.45mt. measured from AGL as per approved Amended plans dt. 18/03/2025}.

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 : 27 May, 2026

Valid Upto : 18 November, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1613/2026/FCC/1/Amend

Remark :

This C.C. is now further extended upto top of 15th upper residential floors with a total building height of 54.70 mt. measured from AGL as per approved Amended plans u/no. MH/EE/ (BP)/GM/MHADA-74/1613/2025/IOA/1/Amend dt. 18/03/2025}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No.ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly

followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 27 May 2026 18:04:50
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 - Gaurav Ajay Bansal.
9. Secretary Charkop Laxmi CHS LTD

