



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-74/1274/2025/FCC/4/Amend

Date : 03 September, 2025

To

Charkop Dr Ambedkar College
Teachers Co-operative Housing
Society Ltd.

C.T.S. No.3A/2/83 of Village
Charkop, Plot No. 33, Sector-2,
RDP 1, Charkop, Kandivali (W),
Mumbai-400067

Sub : Proposed Self Redevelopment of Charkop Dr Ambedkar College Teachers Co-operative Housing Society Ltd. on plot bearing C.T.S. No.3A/2/83 of Village Charkop, situated at Plot No. 33, Sector-2, RDP 1, Charkop, Kandivali (W), Mumbai-400067.

Dear Applicant,

With reference to your application dated 06 June, 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 Self Redevelopment of Charkop Dr Ambedkar College Teachers Co-operative Housing Society Ltd. on plot bearing C.T.S. No.3A/2/83 of Village Charkop, situated at Plot No. 33, Sector-2, RDP 1, Charkop, Kandivali (W), 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. 09 August, 2026

Issue On : 10 August, 2023

Valid Upto : 09 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2023/CC/1/New

Remark :

This Commencement Certificate is granted for work upto Plinth Level as per approved plan dated. 31.07.2023.

Issue On : 27 March, 2024

Valid Upto : 09 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2024/FCC/1/New

Remark :

This Plinth Commencement Certificate is now Re-endorsed as per approved amended plan dated. 01/02/2024.

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 : 23 April, 2024

Valid Upto : 09 August, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2024/FCC/1/Amend

Remark :

This C.C. is Further extended upto top Basement part + Ground floor for shops and part for mechanized car parking tower (within building line) + 1st floor for Office + 2nd to + 9th upper floors for residential user of and partly for void of mechanize car parking tower, building having total height 32.45 M. AGL as per last approved amended plans issued dated 01/02/2024.

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 : 03 June, 2025

Valid Upto : 09 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2025/FCC/2/Amend

Remark :

This Further C.C. is now re endorsed and further extended up to top Basement part + Ground floor for shops and part for mechanized car parking tower (within building line) + 1st floor for Office + 2nd to 8th floor each partly for residential and partly for void of mechanize car parking tower + 9th to 12th upper floors for residential user of and partly for void of mechanize car parking tower, building having total height 42.05M. AGL as per last approved amended plans issued dated 08/05/2025.

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 : 07 July, 2025

Valid Upto : 09 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2025/FCC/3/Amend

Remark :

This C.C. is now further extended up to top Basement part + Ground floor for shops and part for mechanized car parking tower (within building line) + 1st floor for Office + 2nd to 8th floor each partly for residential and partly for void of mechanize car parking tower + 13th to 15th upper floors for residential user of and partly for void of mechanize car parking tower, building having total height 51.35 Mt. AGL as per last approved amended plans issued dated 08/05/2025.

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 : 03 September, 2025

Valid Upto : 09 August, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1274/2025/FCC/4/Amend

Remark :

This Further C.C. is now further extended for entire work i.e. for Basement part + Ground floor for shops and part for mechanized car parking tower (within building line) + 1st floor for Office + 2nd to 8th floor each partly for residential and partly for void of mechanize car parking tower + 9th to 21st upper floors for residential user of and partly for void of mechanize car parking tower, building having total height 69.95 m + LMR and OHT AGL as per last approved amended plans issued dated 08/05/2025.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 03 Sep 2025 17:20:39
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 South 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 South Ward MCGM.
7. A.A. & C R South Ward MCGM
8. Architect / LS - Shrikant Yeshwant Vichare.

9. Secretary Charkop Dr Ambedkar College Teachers Co-operative Housing Society Ltd.