



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-83/880/2026/FCC/4/Amend

Date : 03 September, 2026

To

M/s. Haware Intelligientia
Properties L.L.P. C.A. to
Magathane Kinara Co. Op. Hsg.
Soc. Ltd.

2305, 23rd floor, Haware Infotech
Park, Sec - 30, Vashi, Navi
Mumbai 400 705

Sub : Proposed redevelopment of Existing Building No. 64 known as Magathane Kinara Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 204 (pt) & 219 (pt) of village Magathane, Borivali (East), Mumbai.

Dear Applicant,

With reference to your application dated 02 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 redevelopment of Existing Building No. 64 known as Magathane Kinara Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 204 (pt) & 219 (pt) of village Magathane, Borivali (East), Mumbai..**

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. 04 October, 2024

Issue On : 05 October, 2021

Valid Upto : 04 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-83/880/2021/CC/1/Old

Remark :

Plinth C.C. as per approved I.O.A. plans dtd. 28.08.2021

Issue On : 26 August, 2022

Valid Upto : 04 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-83/880/2022/FCC/1/New

Remark :

This C.C. further extended up to top of 3rd floor of wing A i.e. Ground for shops + 1st to 3rd upper floors as per approved IOA plan dtd. 23.08.2021."

Issue On : 12 October, 2022

Valid Upto : 04 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-83/880/2022/FCC/1/Amend

Remark :

This C.C. is further extended for Wing A & B comprising of Ground for shop + Stilt + 1st to 20th upper floors & Wing C consist of Ground for shops + 1st to 10th upper floors as per approved IOA plan dtd. 23.08.2021

Issue On : 04 September, 2023

Valid Upto : 04 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-83/880/2023/FCC/2/Amend

Remark :

This C.C. is further extended for Wing A & B comprising of Ground for shop + Stilt + 1st to 23rd upper floors & Wing C consist of Ground for shops + 1st to 10th upper floors as per approved IOA plan dtd. 23.08.2021.

Issue On : 21 March, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-83/880/2024/FCC/3/Amend

Remark :

Now, This CC is Re-endorsed for Wing A & B comprising of Ground for shop + Stilt + 1st to 23rd upper floors & CC Extended for Wing C upto 22nd (pt.) floor i.e. Ground for shops + 1st to 21st + 22nd (pt) upper floors along with parking tower as per approved

Amended plans dtd. 16.01.2024."

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 September, 2026

Valid Upto : 04 October, 2024

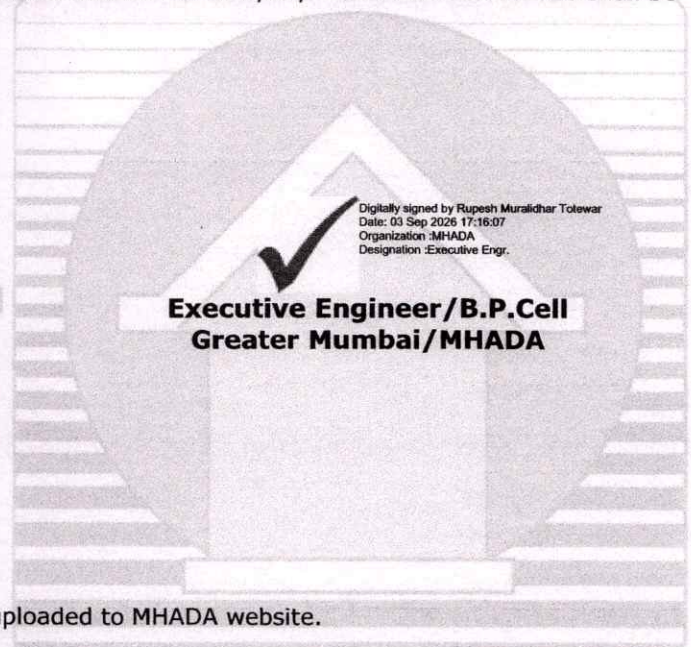
Application No. : MH/EE/(BP)/GM/MHADA-83/880/2026/FCC/4/Amend

Remark :

This C.C. is further extended upto top of 23rd floor i.e. Wing C consist of Ground for shops + 1st to 23rd upper floors having height of 69.90 Mt. + LMR & OHT as per approved amended plans dtd.15.07.2026.

Note:- The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd. 16.11.2025 shall be followed/comply, if applicable.

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, MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site



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 - Bhushan D Gharat.
9. Secretary Magathane Kinara Co. Op. Hsg. Soc. Ltd.