



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-74/1372/2025/FCC/3/Amend

Date : 04 September, 2025

To

Sagarom DB Infra LLP

B/13, Avanti Apt., Haridas Nagar,
Shimpoli Road, Borivali West,
Mumbai

Sub : Proposed Residential bldg. on Plot no. 807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) Mumbai.

Dear Applicant,

With reference to your application dated 08 August, 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 Residential bldg. on Plot no. 807, known as Charkop Gajanan CHSL, RSC-4, MHADA Layout Charkop Sector-8, C.T.S. NO.3A(part), of village Charkop, Survey No. 41(pt.)at Kandivali (w) 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

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 January, 2026

Issue On : 10 January, 2024

Valid Upto : 09 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1372/2024/CC/1/Old

Remark :

This Commencement Certificate is issued up to top of Plinth level i.e. with height + 0.60 mt. A.G.L., as per Zero FSI IOA issued by MHADA u/no. MH/EE/(B.P)/GM/MHADA-74 / 1372/ 2023 dated. 18.12.2023.

Issue On : 21 November, 2024

Valid Upto : 09 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1372/2024/FCC/1/New

Remark :

This C.C. is now re-endorse upto top of plinth level and further granted for building consisting of Wing A, B and C . , Wing A Comprising of - Stilt + intermediate floor for recreational open space open to sky + 1st to 5th upper floor for residential user and Wing B comprising of Stilt + intermediate floor for recreational open space open to sky + 1st to 5th upper floor for residential user and Wing C comprising of Stilt + intermediate floor for recreational open space open to sky + Fitness center + 1st to 4th upper floor for residential user & parking tower touching to Wing B with height 20.40 mt as per approved amended plan dtd. 06.08.2024

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 : 20 March, 2025

Valid Upto : 09 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1372/2025/FCC/1/Amend

Remark :

This CC is Further extended for building Wing A Comprising of - Stilt + intermediate floor for recreational open space open to sky + 1st to 8th upper floor for residential user and Wing B comprising of Stilt + intermediate floor for recreational open space open to sky + 1st to 7th upper floor for residential user and Wing C comprising of Stilt + intermediate floor for recreational open space open to sky + Fitness centre + 1st to 7th upper floor for residential user & parking tower touching to Wing B with height 26.05mt as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-74/1372/2024 issued on dtd.06/05/2024."

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 : 22 April, 2025

Valid Upto : 09 January, 2026

*Application No. : MH/EE/(BP)/GM/MHADA-74/1372/2025/FCC/2/Amend

Remark :

This Commencement Certificate is Further extended for building having Wing A Comprising of - Stilt + intermediate floor for recreational open space open to sky + 1st to 9th upper floor for residential user and Wing B comprising of Stilt + intermediate floor for recreational open space open to sky + 1st to 9th upper floor for residential user and Wing C comprising of Stilt + intermediate floor for recreational open space open to sky + Fitness centre + 1st to 9th upper floor for residential user & parking tower touching t Wing B with height 31.85 mt as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-74/1372/2024 issued on dtd.06/05/2024.

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 : 04 September, 2025

Valid Upto : 09 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1372/2025/FCC/3/Amend

Remark :

This FCC is now further extended for building Wing A Comprising of - Stilt + intermediate floor for recreational open space open to sky + 1st to 11th upper floor for residential user and Wing B comprising of Stilt + intermediate floor for recreational open space open to sky + 1st to 12thupper floor for residential user and Wing C comprising of Stilt + intermediate floor for recreational open space open to sky + Fitness centre + 1st to 12th upper floor for residential user & parking tower touching to Wing B with height 34.75mt as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-74/1372/2024 issued on dtd.06/05/2024.

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.

Digitally signed by Rupesh Muralidhar Totewar
Date: 04 Sep 2025 15:12:28
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 - Charudatta Vasudev Samant.
9. Secretary Charkop Gajanan CHSL