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-74/1245/2026/FCC/3/Amend Date : 23 October, 2026

To

M/s. Shreeji Developers

1st Floor, Shreeji Atlantis,Gautam
Buddha Marg, Orlem, Malad(W),
Mumbai-400064.

Sub : Proposed redevelopment of Charkop Powergas Staff C.H.S.L. bearing Plot No. 114, RDP - 2, Sector-2, CTS No. 1C/2/77, village kandivali, MHADA Layout Kandivali(W), Mumbai-400067.

Dear Applicant,

With reference to your application dated 10 July, 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 Charkop Powergas Staff C.H.S.L. bearing Plot No. 114, RDP - 2, Sector-2, CTS No. 1C/2/77, village kandivali, MHADA Layout 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. 19 July, 2027

Issue On : 20 July, 2023 Valid Upto : 19 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/1245/2023/CC/1/New

Remark :

This Commencement Certificate is issued upto top of Plinth Level as per approved plan dated. 14.02.2023

Issue On : 13 February, 2025 Valid Upto : 19 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/1245/2025/FCC/1/New

Remark :

This F.C.C. is now re-endorsed upto plinth level and Further extended for building comprising Ground part for Commercial office an Meter room, Pump Room, Entrance Lobby and part for Mechanized Pit+ Puzzle car parking system, utilities + 1st floor (part) for Commercial Office with internal staircase & part for Mechanized Pit+ Puzzle car parking system + 2nd floor part for Fitness Centre and part for Mechanized Pit+ Puzzle car parking system + 3rd to 4th floor part for Residential user and part for Mechanized Pit+ Puzzle car parking system + 5th to 7th upper floor for Residential users. As per approved Amended plans issued vide/no. MH/EE/(BP)/GM/MHADA-74/1245/2025/IOA/1/Amend dated: 24.01.2025.

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.

Issue On : 17 October, 2025 Valid Upto : 19 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1245/2025/FCC/1/Amend

Remark :

This C.C. Further extended from 8th floor to 11th upper floor for Residential users. As per approved Amended plans issued vide/no MH/EE/(BP)/GM/MHADA-74/1245/2025/IOA/1/Amended plans dated: 24.01.2025
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 April, 2026 Valid Upto : 19 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/1245/2025/FCC/2/Amend

Remark :

This Commencement Certificate is now Re-endorsed and further extended upto 19th upper floor for Residential user as per approved Amended plans issued vide/no.MH/EE/(BP)/ GM/MHADA-74/1245/2025/IOA/1/Amend on dated.24.12.2025.

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.

Issue On : 23 October, 2026 Valid Upto : 19 July, 2027

Application No. : MH/EE/(BP)/GM/MHADA-74/1245/2026/FCC/3/Amend

Remark :

This Commencement Certificate is now Re-endorsed and further extended upto 21st upper floor for Residential user + LMR + OHT (i.e for entire work)as per approved Amended plans issued vide/no.MH/EE/(BP)/GM/MHADA-74/1245/2026/IOA/2/Amend on dated.11.09.2026.

Note:-
1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE1/EE1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.

Digitally signed by Rupesh Muralidhar Totewar
Date: 23 Oct 2026 18:09:13
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 - IQBAL SINGH .
9. Secretary Charkop Powergas Staff C.H.S.L.