



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-74/953/2026/FCC/3/Amend

Date : 20 August, 2026

To

CHARKOP RAKESH CHS LTD.

CHARKOP RAKESH CHSL C.T.S.
1C/1/198 of Village Kandivali,
Plot No. 215, RDP-5, Sector - 3,
Kandivali(W) Mumbai - 400 067.

Sub : Proposed Self Redevelopment of Existing Building Known as "CHARKOP RAKESH CHSL" On Plot Bearing C.T.S. NO. 1C/1/198 of Village Kandivali, Plot No. 215, RDP-5, Sector-3, Kandivali (West), Mumbai - 400 067.

Dear Applicant,

With reference to your application dated 24 May, 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 Self Redevelopment of Existing Building Known as "CHARKOP RAKESH CHSL" On Plot Bearing C.T.S. NO. 1C/1/198 of Village Kandivali, Plot No. 215, RDP-5, Sector-3, 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. 30 May, 2027

Issue On : 31 May, 2023

Valid Upto : 30 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/953/2023/CC/1/New

Remark :

This Commencement Certificate issued upto top of Plinth Level (i.e. with height + 0.30 mt) as per approved plan dated. 07.12.2021

Issue On : 26 April, 2024

Valid Upto : 30 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/953/2024/FCC/1/New

Remark :

This Further Commencement Certificate is now re-endorsed for work upto top of plinth level and further granted for building work comprising of Ground floor for Shops + 1st Floor (pt. for fitness center + pt. for Service floor) + 2nd to 13th upper floors for Residential user + Parking Tower with height 67.05 mts. as per approved plan u/no. dtd. 04.09.2023.

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 : 22 May, 2025

Valid Upto : 30 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/953/2025/FCC/1/Amend

Remark :

This C.C. is now Re-endorsed upto top of 13th floor and further extend from 14th to 20th upper floors for Residential user + Parking Tower with height 67.05 mts. as per approved plan u/no. MH/EE/(B.P)/GM/MHADA-74/953/2024 dtd.17.12.2024.

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 : 02 April, 2026

Valid Upto : 30 May, 2026

Application No. : MH/EE/(BP)/GM/MHADA-74/953/2026/FCC/2/Amend

Remark :

This F.C.C. is granted for entire work (i.e. for building comprising of Ground floor for Shops + 1st Floor (pt. for fitness center + pt. for Service floor) + 2nd to 22nd upper floors for Residential user + LMR /OHT + Parking Tower with height 67.05 mts. as per approved Amended IOA was issued vide no. MH/EE/BP Cell/GM/MHADA -74/953/2024 dated: 17.12.2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vid 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 : 20 August, 2026

Valid Upto : 30 May, 2027

Application No. : MH/EE/(BP)/GM/MHADA-74/953/2026/FCC/3/Amend

Remark :

This C.C. is now Re-endorsed and further extended for entire work {i.e. for building comprising of Ground floor for Shops + 1st Floor (pt. for fitness center + pt. for Service floor) + 2nd to 23rd upper floors for Residential user +LMR /OHT + Parking Tower with height 69.95 mts as per approved Amended IOA was issued vide no. MH/EE/BPCell/GM/MHADA -74/953/2026 dated.11.08.2026.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vid 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 and MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 shall be strictly followed on site.


Digitally signed by Rupesh Muralidhar Totewar
Date: 20 Aug 2026 17:06:53
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 - HARSHAD MAANOHAAR MORE.
9. Secretary CHARKOP RAKESH CHS LTD