



## 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**

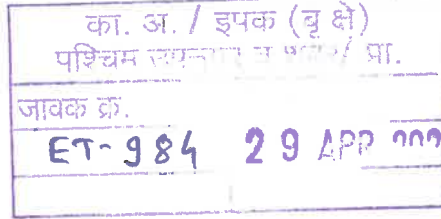
No. MH/EE/(BP)/GM/MHADA-74/951/2024/FCC/2/Amend

Date : 26 April, 2024

To

CHARKOP KSHITIJ CHS LTD

PLOT NO 132, RDP 7/8, SECTOR  
NO 4, CHARKOP, KANDIVLI  
(WEST), MUMBAI - 400067



**Sub :** Proposed Self Redevelopment of Existing Building Known as "CHARKOP KSHITIJ CHSL" Situated at CTS No. 1C/1/177 of Village Kandivali, Plot No. 132, RDP-7/8, Sector-4, Kandivali (West), Mumbai - 400067.

Dear Applicant,

With reference to your application dated 08 April, 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 KSHITIJ CHSL" Situated at CTS No. 1C/1/177 of Village Kandivali, Plot No. 132, RDP-7/8, Sector-4, Kandivali (West), 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. 15 March, 2025

Issue On : 16 March, 2022 Valid Upto : 15 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/951/2022/CC/1/New

Remark :

This C.C. is granted upto top of plinth level as per IOA issued dtd. 07.12.2021.

Issue On : 13 January, 2023

Valid Upto : 15 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/951/2023/FCC/1/New

Remark :

This C.C. is granted for Further extension from Ground floor + 1st to 18th upper floors for Residential user (ht. upto 56.70m AGL) + Parking Tower with height 56.70m AGL as per approved plans dtd 26.09.2022.

Issue On : 29 February, 2024

Valid Upto : 15 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-74/951/2024/FCC/1/Amend

Remark :

This Further Commencement Certificate is now re-endorse for building work comprising of Ground floor(for Shops) + 1st to 18th upper floors for Residential user (ht. upto 56.70m AGL) + Parking Tower with height 56.70m AGL and further extended for 19th upper floors for Residential user + 20th (pt. for Residential + pt. for Fitness Center) + Parking Tower with height 62.50m( i.e. for entire work) as per approved plans u/no. MH/EE/(B.P.)/GM/MHADA-74/951/2022 dated. 26.09.2022

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 : 26 April, 2024

Valid Upto : 15 March, 2025

Application No. : MH/EE/(BP)/GM/MHADA-74/951/2024/FCC/2/Amend

Remark :

This Further Commencement Certificate is now re-endorsed for building work comprising of Ground floor (pt. for Shops, pt. for entrance lobby & pt. for services) + 1st to 20th upper floor and Further extended for 21st (pt. for residential, pt. for fitness center) upper residential floors (ht. up to 65.40m AGL + OHT) with Parking Tower having height 65.40m AGL.) as per approved plan dtd 01.04.2024"

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.

Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 26-Apr-2024 13:

**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 KSHITIJ CHS LTD

ICT/A