



## 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-74/877/2023/FCC/2/Amend

Date : 07 November, 2023

To

M/s. Bhoomi Associates CA to  
Charkop Indian Oil Employees  
CHS Ltd.

New Vandana CHS Ltd. 26, Aksar  
Road, Borivali(West) Mumbai-  
400091

**FTC Cell**  
**M. H. & A. D. Authority**  
**Inward No.: 3160**  
**Date: 08-11-2023**

का. अ. / इपक (बृक्षे)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दि. क्र.
EF-2307	08 NOV 2023

**Sub :** Proposed Redevelopment of existing building on Plot No. RDP-7/168 Known as "Charkop Indian Oil Employees CHS Ltd." on plot bearing CTS nos.1C/1/328 of Village Kandivali, Part II, Sector -3, Kandivali (W), Mumbai - 400067

Dear Applicant,

With reference to your application dated 14 March, 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 on Plot No. RDP-7/168 Known as "Charkop Indian Oil Employees CHS Ltd." on plot bearing CTS nos.1C/1/328 of Village Kandivali, Part II, Sector -3, 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. 22 November, 2023

Issue On : 23 November, 2021 Valid Upto : 22 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/877/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved IOA plans dated 18/08/2021

Issue On : 22 June, 2022 Valid Upto : 22 November, 2022

Application No. : MH/EE/(BP)/GM/MHADA-74/877/2022/FCC/1/New

Remark :

This C.C. issued for building comprising of Basement for utilities services + Ground floor for shops + 1st floor for offices + 2nd to 19th upper floor for residential use with parking tower as per the approved IOA plans dated 18/08/2021.

Issue On : 27 September, 2022 Valid Upto : 22 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/877/2022/FCC/1/Amend

Remark :


This full C.C. is issued for building comprising of Basement for utilities services + Ground floor for shops + 1st floor for office + 2nd to 20th + 21st(Pt.) to 22nd (Pt.) upper floor for residential use having height 69.95 mt. with parking tower & Swimming pool at terrace level + OHT & LMR as per the approved IOA plans dated 18/08/2021.

Issue On : 07 November, 2023 Valid Upto : 22 November, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/877/2023/FCC/2/Amend

Remark :

This CC for Re-endorse earlier CC & grant further extended for 21st part & 22nd part floor i.e. Full CC for building comprising of Basement for utilities services + Ground floor for shops + 1st floor for Nursing home + 2nd to 22nd upper floor for residential use having height 69.95 mt. with parking tower & Swimming pool at terrace level + OHT & LMR as per the approved IOA plans dated 27/10/2023..

 Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 07-Nov-2023 17:

**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 ~~and email to Maha Rera at~~  
[helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in)

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 - HEMANT LALCHAND KANKARAIYA.
9. Secretary Charkop Indian Oil Employees CHS Ltd

