



## 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-74/224/2026/FCC/3/Amend

Date : 24 April, 2026

#### **To**

Shivraj Realtech LLP  
1st Floor, Shivraj Heights,  
Bhabrekar Nagar, Charkop,  
Kandivali West, Mumbai 400067

**Sub :** Proposed redevelopment of existing cluster plot no. 451 known as Charkop (1) Ramtirth Co.- Operative Housing Society Ltd. On plot bearing CTS No. 1C/1/165, RSC-39, Sector-4, at village Kandivali, MHADA layout, Charkop, Kandivali(West), Mumbai-400067

Dear Applicant,

With reference to your application dated 04 December, 2024 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 cluster plot no. 451 known as Charkop (1) Ramtirth Co.- Operative Housing Society Ltd. On plot bearing CTS No. 1C/1/165, RSC-39, Sector-4, at village Kandivali, MHADA layout, Charkop, 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. 14 January, 2027

Issue On : 15 January, 2025 Valid Upto : 14 January, 2026  
Application No. : MH/EE/(BP)/GM/MHADA-74/224/2024/CC/1/New

Remark :

This Commencement Certificate is now issued upto top of Plinth Level as per approved plan dated. 11.12.2024

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 shall be strictly followed on site

Issue On : 04 June, 2025 Valid Upto : 14 January, 2026  
Application No. : MH/EE/(BP)/GM/MHADA-74/224/2025/FCC/1/New

Remark :

This C.C. is now granted for building work comprising two wings. i.e. namely Wing A & B. Wing A Comprising of – Stilt ( pt for parking + pt. for services + pt. for Fitness Center) + 1st to 3rd upper floor for residential user and Wing B comprising of Comprising of – Stilt ( pt for parking + pt. for services + pt. for Fitness center + pt. for Society Office) + 1st to 3rd upper floor for residential user i.e. with height 13.35 mt. + LMR/OHT & parking tower touching to Wing B with height 14.70 mt ( including car lift machine room) ( i.e. for entire work) as per approved IOA plan dtd. 11.12.2024.

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 shall be strictly followed on Site.

Issue On : 19 November, 2025 Valid Upto : 14 January, 2026  
Application No. : MH/EE/(BP)/GM/MHADA-74/224/2025/FCC/1/Amend

Remark :

This C.C. is Further extended upto top of 5th upper floor for Wing "A" & Wing "B" for residential user with attached parking tower touching to wing B with height 19.15mt as per approved plan dtd. 08.10.2025.

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 shall be strictly followed on Site

Issue On : 08 January, 2026 Valid Upto : 14 January, 2027  
Application No. : MH/EE/(BP)/GM/MHADA-74/224/2025/FCC/2/Amend

Remark :

This C.C. is now Further extended upto top of 10th upper floor for Wing "A" & Wing "B" for residential user with attached parking tower touching to wing B with height 33.65mt as per approved plan dtd. 08.10.2025.

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 shall be strictly followed on Site

Issue On : 24 April, 2026

Valid Upto : 14 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-74/224/2026/FCC/3/Amend

Remark :

This C.C. is now Further extended upto top of 15th upper floor for Wing "A" & Wing "B" for residential user with attached parking tower touching to wing B with height 48.45 mt as per approved plans dtd. 08.10.2025.

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.



Digitally signed by Rupesh Muralidhar Totewar  
Date: 24 Apr 2026 13:32:14  
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 - IQBAL SINGH .
9. Secretary CHARKOP RAMTIRTH CHSL