



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-74/1044/2025/FCC/2/Amend

Date : 30 September, 2025

To

CHARKOP (1) ABHILASHA CHS
LTD

CTS no. 1C/2/249 Plot No. 116,
RSC 17, Sector No.1, Charkop,
Taluka-Borivali, Kandivali (W),
Mumbai - 400 067.

Sub : Proposed Self Redevelopment of Existing Building Known as "CHARKOP (1) ABHILASHA CHS LTD" On Plot Bearing C.T.S. NO. 1C/2/249 of Village Kandivali, Plot No. 116, RSC-17, Sector-1, Charkop, Taluka-Borivali, Kandivali (W), Mumbai - 400 067.

Dear Applicant,

With reference to your application dated 25 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 (1) ABHILASHA CHS LTD" On Plot Bearing C.T.S. NO. 1C/2/249 of Village Kandivali, Plot No. 116, RSC-17, Sector-1, Charkop, Taluka-Borivali, Kandivali (W), 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. 02 April, 2026

Issue On : 03 April, 2023 Valid Upto : 02 April, 2024
Application No. : MH/EE/(BP)/GM/MHADA-74/1044/2023/CC/1/New
Remark :
This Commencement Certificate is issued upto top of Plinth Level as per approved plans dated. 04.02.2022

Issue On : 19 December, 2023 Valid Upto : 02 April, 2024
Application No. : MH/EE/(BP)/GM/MHADA-74/1044/2023/FCC/1/New
Remark :
This Further Commencement Certificate is now granted for building work Comprising of Wing A- Stilt for Parking + 1st floor to 17th upper floors for Residential user & Wing B- Stilt for Parking + 1st floor to 17th upper floor for Residential user with an attached Parking Tower between Wing A & B with height 62.50 as per approved plan dated. 14.06.2023.
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 shall be strictly followed on site.

Issue On : 20 May, 2025 Valid Upto : 02 April, 2026
Application No. : MH/EE/(BP)/GM/MHADA-74/1044/2025/FCC/1/Amend
Remark :
This C.C. is now further extended for entire work for Wing A from 18th to 19th upper floor for Residential user with height 59.60 mt + OHT & LMR and Wing B from 18th to 20th (pt) upper floor for Residential user with height 62.50 mt. + OHT & LMR for buildingu/ref. as per /no. MH/EE/(B.P.)/GM/MHADA/74/1044/2023 dated. 14.06.2023.
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 shall be strictly followed on site.

Issue On : 30 September, 2025 Valid Upto : 02 April, 2026
Application No. : MH/EE/(BP)/GM/MHADA-74/1044/2025/FCC/2/Amend
Remark :
This Commencement Certificate is now re-endorsed for the building comprising Of Wing A- Stilt for Parking + 1st

floor to 19th upper floors for Residential user & Wing B- Stilt for Parking + 1st floor to 19th + 20th (pt) upper floor for Residential user and further extended for entire work i.e.up to 22nd upper floor for both A & B wing + LMR & OHT + Parking Tower between Wing A & B with height 68.30 as per approved plan dtd.11.09.2025.

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.

Digitally signed by Rupesh Muradhar Tulwar
Date: 30 Sep 2025 18:27:52
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 - HARSHAD MAANOHAAR MORE.
9. Secretary CHARKOP (1) ABHILASHA CHS LTD