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-76/1287/2025/FCC/3/Amend Date : 24 July, 2025

To

M/S. Bhairav smile Infraprojects.

Cluster No. 810, RSC - 5, S. no.
41, MHADA Layout at Charkop,
Kandivali (West), Mumbai.

Sub : Proposed development on Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout, at Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op. Hsg. Soc. Ltd.

Dear Applicant,

With reference to your application dated 19 June, 2023 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 development on Cluster No. 810, RSC - 5, S. no. 41, MHADA Layout, at Charkop, Kandivali (West), Mumbai. For Charkop Bhairav Co-op. Hsg. Soc. Ltd..**

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. 16 July, 2026

Issue On : 17 July, 2023 Valid Upto : 16 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-76/1287/2023/CC/1/New

Remark :

This Commencement Certificate is issued upto top of Plinth Level as per approved plan dated. 26.05.2023

Issue On : 07 August, 2024 Valid Upto : 16 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-76/1287/2024/FCC/1/New

Remark :

This Commencement Certificate is Further extended for building comprising of Wing C- Stilt pt. for parking and pt. for services and 1st to 6th upper floor for residential user having height 20.65 and Mechanized car parking tower touching to Wing C with height 23.40 mt. (including LMR) as per approved IOA Plan u/no. MH/EE/BP/GM/MHADA – 76/1287/2023 dated. 26.05.2023.

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 : 10 September, 2024 Valid Upto : 16 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-76/1287/2024/FCC/1/Amend

Remark :

This Further Commencement Certificate is now issued for building comprising of 'Wing A' comprising of – Stilt (pt. for Parking) & (p for Sub-station) + (pt. for services) + 1st floor (pt. for Fitness centre & pt. for residential user + 2nd to 6th upper Residential Floors having height 20.65 mt. and 'Wing B' comprising of - Stilt (pt. for Parking) + (pt. for Society Office) + (pt. for services) + 1st floor for Fitness centre +2nd to 6th upper Floors for Residential user having height 20.65 mt as per approved IOA Plan u/no. MH/EE/BP/GM/MHADA – 76/1287/2023 dated. 26.05.2023

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 : 27 February, 2025 Valid Upto : 16 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-76/1287/2025/FCC/2/Amend

Remark :

This C.C. is re-endorsed for Wing A – Stilt (pt.Parking) & (pt. Reading room) + (pt. meter room) + 1st floor (pt. Fitness centre & pt. resi. user) + 2nd to 6th upper Resi. Floors. Wing B- Stilt (pt. Parking) + (pt. Society Office) +(pt. meter room) + 1st floor(pt. Fitness centre & Pt. Resi. user) +2nd to 6th upper Floors for Resi. user and Wing C- Stilt (pt. parking) + (pt. meter room) + 1st to

6th floor for resi. and Further extended from 7th to 9th floors in Wing B and C along with parking tower touching to wing C With height 29.35mt as per approved MH/EE/BP/GM/MHADA – 76/1287/2025 dtd. 20.01.2025.
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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 24 July, 2025 Valid Upto : 16 July, 2026

Application No. : MH/EE/(BP)/GM/MHADA-76/1287/2025/FCC/3/Amend

Remark :

This C C is now further extended for the building comprising Of Wing A Stilt (pt. for Parking) & (pt. for Reading room) + (pt. for meter room) + 1st floor (pt. Fitness center for & pt. for residential user) + 2nd to 14th upper Residential Floors having height 43.85 mt. and Wing B - Stilt (pt. for Parking) + (pt. for Society Office) + (pt. for meter room) + 1st floor for Fitness center +2nd to 13th upper Floors for Residential user having height 40.95 mt and Wing C - Stilt (pt. for parking) + (pt. for meter room) + 1st to 13th + 14th(pt.)upper floors for residential user having height 43.85 and Mechanized car parking tower touching to Wing C with height 46.00mt. (including LMR) as per approved plan dtd.20.01.2025.
Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble MunicipalCommissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Digitally signed by Rupesh Muralidhar Totewar
Date: 24 Jul 2025 17:19:23
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 - Chandan Prabhakar Kelekar.
9. Secretary Charkop Bhairav Co-op. Hsg. Soc. Ltd.