

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-9/1259/2026/FCC/4/Amend

Date : 10 September, 2026

To

M/s. Raghav Raj Builders &
Developers LLP. C.A. to
Kannamwar Nagar Saikrupa CHS
Ltd.

A- 710, Crystal Plaza, Opp.
Infinity Mall, Andheri Link Road,
Andheri (West), Mumbai- 400
053.

Sub : Proposed redevelopment of existing Bldg. No. 55 known as "Kannamwar Nagar Saikrupa Co.Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 356(pt.), of village Hariyali, at Kannamwar Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 27 May, 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. **Proposed redevelopment of existing Bldg. No. 55 known as "Kannamwar Nagar Saikrupa Co.Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 356(pt.), of village Hariyali, at Kannamwar Nagar, Vikhroli (East) Mumbai..**

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 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 extension 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

Issue On : 06 February, 2026

Valid Upto : 01 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/1259/2026/FCC/3/Amend

Remark :

This C.C. is further extended up to top of 20th (Pt.) floor as per approved amended plans dtd. 03.04.2024.

Note:- That the Guidelines 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 in respect of control of Air Pollution.

Issue On : 10 September, 2026

Valid Upto : 01 June, 2027

Application No. : MH/EE/(BP)/GM/MHADA-9/1259/2026/FCC/4/Amend

Remark :

This Full CC is granted for building comprising of Basement + Ground to 22nd upper floor for residential user with total height of 69.250 Mt. along with parking tower with total height 69.25 Mt. as per IOA dt. 01.09.2026.

Note: - The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd. 16.11.2025 shall be followed/comply, if applicable.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vide No. 214 & 144 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide N ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025, MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall strictly followed on site

महाडा
MHADA



Digitally signed by Mahesh Sadhu Jadhav
Date: 10 Sep 2026 18:42:11
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 S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Kannamwar Nagar Saikrupa Co. Op. Hsg. Soc. Ltd