



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-72/1103/2026/FCC/4/Amend

Date : 24 June, 2026

To

M/s Shree Krishna Sai
Development Corporation.

Savgan heights, A Wing, 1st
floor, RTO lane, Near Ambedkar
Hall, Four Bunglows, Andheri
(West), Mumbai-400053.

Sub : Proposed residential building known as Gorai Shri Shiv Shankar Co-op. Hsg. Soc. Ltd. on Plot No. 7, RSC-3, MHADA Layout, at Gorai-III, Borivali (West), Mumbai. For M/s Shree Krishna Sai Development Corporation C.A. to owner.

Dear Applicant,

With reference to your application dated 03 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 residential building known as Gorai Shri Shiv Shankar Co-op. Hsg. Soc. Ltd. on Plot No. 7, RSC-3, MHADA Layout, at Gorai-III, Borivali (West), Mumbai. For M/s Shree Krishna Sai Development Corporation C.A. to owner..**

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. 26 May, 2027

Issue On : 27 May, 2022

Valid Upto : 26 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2022/CC/1/New

Remark :

This Plinth CC is granted for work upto top of stilt level (i.e upto height 4.65m AGL) as per approved IOA dtd. 20.04.2022.

Issue On : 14 February, 2023

Valid Upto : 26 May, 2023

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2022/FCC/1/New

Remark :

This C.C. is further extended for work upto top of 19th upper floor (i.e., ht. upto 60.90m AGL) as per approved IOA dtd. 20.04.2022.

Issue On : 01 February, 2024

Valid Upto : 26 May, 2024

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2024/FCC/1/Amend

Remark :

This C.C. is further extended for work upto top of 22nd upper floor (i.e. ht. upto 69.60 m AGL) as per approved IOA dtd. 20.04.2024.

Issue On : 03 July, 2024

Valid Upto : 26 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2024/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed upto top of 22nd upper floor (i.e. for entire work) for Wing B and further granted upto top of Plinth level for Wing A as per approved plan dtd. 17.05.2024.

Note:- That the guidelines for reduction of Air pollution issued by Chief Engineer (D.P.) BMC dtd. 15.09.2023 & Hon'ble Municipal Commissioner (BMC) dtd. 25.10.2023 shall be strictly followed on site

Issue On : 21 November, 2024

Valid Upto : 26 May, 2025

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2024/FCC/3/Amend

Remark :

This Commencement Certificate is now further extended for Wing A Upto top of 17th upper floor for residential user As per

approved amended IOA u/no. MH/EE/BP/GM/MHADA -72/1103/2024 dtd.17.05.2024

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 : 24 June, 2026

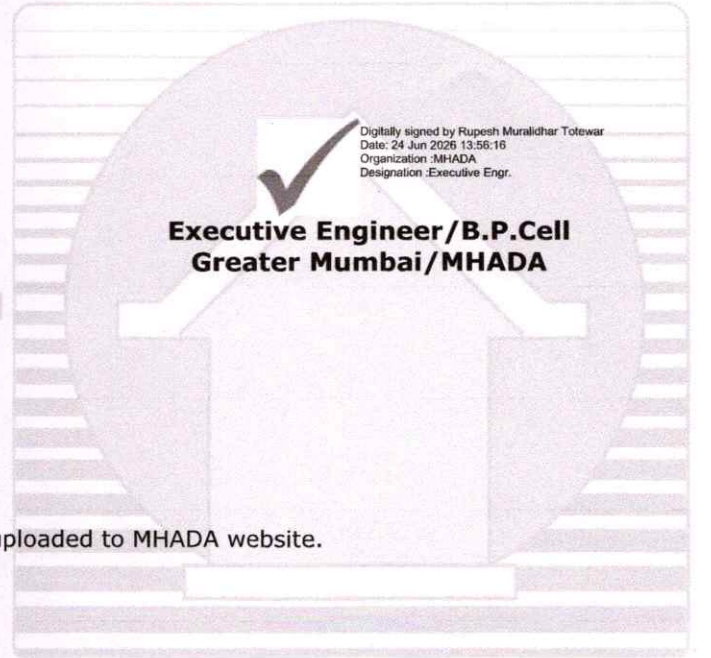
Valid Upto : 26 May, 2027

Application No. : MH/EE/(BP)/GM/MHADA-72/1103/2026/FCC/4/Amend

Remark :

This Commencement Certificate granted for building Wing -A comprising of gr./stilt+1st,2nd flr.part resi.& part puzzle parking + 3rd.(e-deck)part resi.& part puzzle+ 4th to 6th flr. Part residential & part puzzle parking + 7th to 19th floor as per approved Amended IOA issued u/no.MH/EE/(BP)/GM/MHADA-72/1103/2024 dtd.17.05.2024.

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 and MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 shall be strictly followed on site.



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 Gorai Shri Shiv Shankar C.H.S.L.