



## 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-9/963/2026/FCC/1/Amend

Date : 24 March, 2026

#### **To**

M/s. Shiddhivinayak Developers.  
C.A to Owner Kannamwar Nagar  
Shree Rameshwar CHSL Bldg.  
No. 48.

A/18, Kanara Business Centre,  
Laxmi Nagar, Ghatkopar – East,  
Mumbai – 400075.

**Sub :** Proposed Redevelopment of Residential Building on plot bearing C.T.S No. 356-A(pt), Building No. 48, "Kannamwar Nagar Shree Rameshwar C.H.S. Ltd", Situated at Kannamwar Nagar, of Village Hariyali, Vikhroli – East, Mumbai.

Dear Applicant,

With reference to your application dated 18 February, 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 Redevelopment of Residential Building on plot bearing C.T.S No. 356-A(pt), Building No. 48, "Kannamwar Nagar Shree Rameshwar C.H.S. Ltd", Situated at Kannamwar Nagar, of Village Hariyali, 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 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. Mr. Mahesh Jadhav, 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 April, 2026

Issue On : 27 April, 2022

Valid Upto : 26 April, 2023

Application No. : MH/EE/(BP)/GM/MHADA-9/963/2022/CC/1/New

Remark :

This C.C is now granted upto plinth level up to height of +0.30 Mt. (AGL) as per approved Zero FSI I.O.A dated 10.12.2021.

Issue On : 01 February, 2024

Valid Upto : 26 April, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/963/2024/FCC/1/Old

Remark :

The FCC up to top of 19th upper floors (i.e. building comprising of Ground for shops + 1st to 19th upper floors along with parking tower as per approved amended plans dtd. 11/12/2023.

Issue On : 24 March, 2026

Valid Upto : 26 April, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/963/2026/FCC/1/Amend

Remark :

This Further C.C. is now re endorsed and further extended up to top of 22nd upper floors i.e. building comprising of Ground floor for Shops, entrance lobby, electric meter room, space for D.G. Set Room, Pump Room, Parking Tower + 1st upper floor for Offices + 2nd floor for Fitness Center, Society Office Room, 4 Nos. of Residential Flats + 3rd to 22nd upper floors for residential use having total height 68.90Mt. as per approved plans issued vide u.no. MH/EE/BP Cell/GM/MHADA-9/963/2023 dated 11/12/2023.

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. and safety measures.



Digitally signed by Mahesh Sadhu Jadhav  
Date: 24 Mar 2026 14:50:18  
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 - ABDULRAZAQUE ABDULHAMEED INAMDAR.
9. Secretary Kannamwar Nagar Shree Rameshwar C.H.S. Ltd

