



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-9/1313/2025/FCC/1/Amend

Date : 13 March, 2025

To

M/S. RELIABLE INDIA
CORPORATION C.A.TO
KANNAMWAR NAGAR GANESH
C.H.S. LTD.

Office No 05, Bldg. no. 91,
Unique Heights Near Raigad
Chowk, Kannamwar Nagar 2,
Vikhroli East, Mumbai- 400083.

का. अ. / इपक (बु क्षेत्र) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक
E-4659118	20 MAR 2025

ITC Cell,
M. H. & A. D. Authority
Inward No.: 906
Date: 21.03.25

Sub : PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 59 KNOW AS KANNAMWAR NAGAR GANESH CO. OP. HSG. SOC. LTD, ON PLOT BEARING CTS NO. 356(PT), OF VILLAGE HARIYALI AT KANNAMWAR NAGAR MHADA LAYOUT, VIKHROLI (E) MUMBAI - 400 083.

Dear Applicant,

With reference to your application dated 04 September, 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 REDEVELOPMENT OF EXISTING BUILDING NO. 59 KNOW AS KANNAMWAR NAGAR GANESH CO. OP. HSG. SOC. LTD, ON PLOT BEARING CTS NO. 356(PT), OF VILLAGE HARIYALI AT KANNAMWAR NAGAR MHADA LAYOUT, VIKHROLI (E) MUMBAI - 400 083..**

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. Prashant Dhatrak, 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. 17 September, 2025

Issue On : 18 September, 2023

Valid Upto : 17 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1313/2023/CC/1/New

Remark :

This commencement certificate is granted for work upto Plinth level (i. e. Plinth height 0.15 mt. AGL for Stilt & Entrance lobby and Shops) as per approved IOA plans u/no. MH/EE/ (BP)/GM/MHADA-9/1313/2023 dt. 14.07.2023.

Issue On : 21 February, 2024

Valid Upto : 17 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1313/2024/FCC/1/New

Remark :

Now this Further CC is granted for Part for Shop Nos. 1 to 4 for Commercial Use and Full for 1st to 5th upper floors for Residential Use for building having height 17.75 Mt. with tower parking as per approved amended plan dtd. 16.02.2024.

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 : 26 June, 2024

Valid Upto : 17 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1313/2024/FCC/1/Old

Remark :

This CC now re-endorses the earlier CC dtd. 21.02.2024 and is further extended for Full CC for Commercial use and FCC upto top of 12th slab for Res. user i.e. height 38.05 Mtr. AGL + LMR +OHT along with parking tower as per last approved plans issued by MHADA dtd. 28.02.2024.

Note: That the all precautionary measures shall be taken to control Environmental pollution during the Building construction activities as per circular issued by MHADA u/no. ET-321 dtd. 25.10.2023 and Govt. of Maharashtra directives issued u/No. CAP-2023/cr-170/TC dtd. 27.10.2023. Necessary compliances shall be submitted before asking every approval and required by planning Cell/GM/MHADA.

Issue On : 13 March, 2025


Valid Upto : 17 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1313/2025/FCC/1/Amend

Remark :

This C.C. is now Further extended upto top of 20th floor for residential user i.e. height 61.25 Mt. AGL along with tower parking as per approved amended plan issued by MHADA dtd. 28.02.2024.'

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.

 Digitally signed by Prashant Damodar Dhatriak
Date: 13 Mar 2025 18:30:12
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 - ADITI SALIL DABHOLKAR.
9. Secretary Kannmwar Nagar Ganesh Co. Op. Hsg. Soc. Ltd.

